



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice December 2, 2024

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, December 2, 2024, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Monday, December 2, 2024, at 10:00 am. Please note that all times are estimates; individual agenda items may occur earlier or later than the time noted.

The Arlington Redevelopment Board will meet Monday, December 2, 2024 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Review Meeting Minutes

7:30 pm The Board will review and vote on meeting minutes from November 18, 2024.

2. 2025 Meeting Schedule

7:35 pm The Board will discuss and may vote to adopt their 2025 meeting schedule.

3. Public Hearing: Docket #3810, 149 Pleasant Street

7:45 pm Notice is herewith given that an application has been filed on July 8, 2024, by Stephen Doherty, FTO Realty Trust, 109 Blanchard Road, Lawrence, MA 01843, to open Special Permit Docket #3810 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to demolish the existing single-family building and construct a three-family building located at 149 Pleasant Street, Arlington, MA, in the R4 Residential Town House District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

4. Public Hearing: Docket #3821, 1513-1515 and 1517-1519 Massachusetts Avenue

8:30 pm Notice is herewith given that an application has been filed on September 20, 2024, by Yevgeny Bernshtein, IG Investments LLC, 226 Harvard Street, Brookline, MA 02446, to open Special Permit Docket #3821 in accordance

with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to demolish the existing single-family and two-family buildings and construct a mixed-use building containing nine residential units and one commercial unit on the property located at 1513-1515 and 1517-1519 Massachusetts Ave, Arlington, MA, in the B1 Neighborhood Office District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

5. Open Forum

9:15 pm Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made, the night of the presentation. There is a three-minute time limit to present a concern or request.

6. New Business

9:30 pm

7. Adjourn

9:45 pm (Estimated)

8. Correspondence

149 Pleasant St:

- K. Lubar, 8/30/2024
- O. Aries, 11/26/2024
- D. Seltzer, 11/27/2024
- K. Lubar, 12/2/2024

1513-1519 Mass Ave:

- D. Seltzer, 12/1/2024

1500 Mass Ave:

- D. Seltzer, 11/18/2024



Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:30 pm The Board will review and vote on meeting minutes from November 18, 2024.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	11182024_AMENDED_DRAFT_Minutes_Redevelopment_Board.pdf	11182024 AMENDED DRAFT Minutes Redevelopment Board

Arlington Redevelopment Board
Monday, November 18, 2024, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMI.

PRESENT: Rachel Zsebery (Chair), Eugene Benson, Kin Lau, Stephen Revilak

ABSENT: Shaina Korman-Houston

STAFF: Claire Ricker, Director of Planning and Community Development; Sarah Suarez, Assistant Director of Planning and Community Development

The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Review Meeting Minutes.**

October 21, 2024, minutes – The Board members made no changes to the draft minutes. The Chair requested a motion to approve the minutes as submitted. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 2 – 2025 Meeting Schedule.**

Ms. Ricker explained that DPCD staff created a proposed meeting schedule for 2025. Although the Board generally meets on the first and third Mondays, the proposed schedule includes second and fourth Mondays from January through March to avoid holidays in January and February and to avoid having back-to-back meetings.

Mr. Revilak said that he will have a conflict on July 7, but he can probably attend remotely.

Mr. Benson said that the schedule works for him.

The Chair said that the schedule includes a meeting on April 15, but that is a Tuesday, so it should be changed to April 14. She also noted that she will have a conflict on July 21.

Mr. Lau said that he may be unavailable on June 16.

The Chair noted that Ms. Korman-Houston also needs the opportunity to review the schedule. She proposed tentatively accepting the January and February dates, but waiting for the next meeting to formally approve the schedule. The Board may need to change some of the summer dates, but that can be done over the next few months.

The Chair moved to **Agenda Item 3 – Public Hearing: Docket #3798, 821 Massachusetts Ave (continued from October 21, 2024).**

Ms. Ricker said that the applicant has requested a continuance, as they are making changes to the plans based on input from Inspectional Services and DPCD. They are not available on December 16. She proposed voting to continue the hearing to January 13, 2025, pending the final approval of the Board meeting schedule. She noted that Docket 3348 is for the same project, so will need a continuance to the same date.

The Chair asked for a motion to continue Docket #3798, 821 Mass Ave, to January 13, 2025, subject to final approval of the schedule at the Board's next meeting. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 4 – Public Hearing: Docket #3348, 821-837 Massachusetts Ave (continued from October 21, 2024).**

The Chair asked for a motion to continue Docket #3348, 821-837 Mass Ave, to January 13, 2025, subject to final approval of the Board meeting schedule at the Board's next meeting. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 5 – Public Hearing: Docket #3810, 149 Pleasant St (continued from October 7, 2024).**

Ms. Ricker said that the applicant has requested a continuance to December 2, 2024, in order to submit materials that the Board requested during the hearing on August 5, 2024. The applicant recently went before the Select Board to determine whether the crabapple street tree could be removed, as requested by the Redevelopment Board.

The Chair asked for a motion to continue Docket #3810, 149 Pleasant Street, to December 2, 2024. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 6 – Public Hearing: Docket #3823, 1349-1357 Massachusetts Ave.**

Ms. Ricker explained that this is an application by Arlington Coal and Lumber to renovate the street façade and renovate and slightly expand the existing ground floor retail space located in a mixed-use building at 1349-1357 Massachusetts Ave, in the B3 Village Business District. They intend to add bicycle parking and make repairs and improvements to the rear of the building.

The applicant was represented by architect William Huber from Incite Architecture. He explained that the purpose of the proposed expansion is to correct a deficiency in the current building. The street façade angles slightly in towards the recessed entry, but the foundation below and the cantilevered second-floor structure below follow a straight line. The angling of the façade exposes the basement space below, causing water damage in the basement. All the window glazing will be replaced. The building façade will structurally remain the same, but they are proposing refreshing it with new materials, which he has brought samples of. Except for the straightening of the front façade, the windows will all remain the same. The two apartments upstairs were renovated in recent years, and the applicant does not propose any changes to them.

Mr. Huber said that the applicant also proposes rebuilding the rear stairwell from the basement up to the parking area, and constructing a rear patio. The area behind the building is currently all asphalt. The covered patio will be a break space for the retail employees.

Mr. Huber requested a waiver from the bylaw requiring that bicycles not need to be carried up or down steps to reach the bicycle storage. The only viable bicycle storage is in the basement, and to reach it, cyclists will have to carry their bikes down five steps. The interior bicycle parking will be protected and lockable. Their drawings show wall racks, which would require that bicycles be lifted, but they are now proposing two floor-mounted racks, for a total of four bicycles.

Mr. Lau asked if they have a tenant in mind, and Mr. Huber said that they do not. Mr. Lau said that it might make more sense to secure a tenant and then make the changes with the tenant's particular needs in mind. The current proposal would leave the main entrance in the middle of the street façade, but that might not be what a tenant wants. Mr. Huber replied that it is common for a building owner to do their best to create a space that would be desirable to a variety of tenants and then offer it for lease in the condition it's in. The process of getting permission to alter the façade is daunting. It would be difficult for the owner to find a tenant and then go through this process, delaying the ability of the tenant to move in and get their business started. The previous condition of the retail space was substandard, and he thinks that they will be able to improve it and make it a desirable space. Mr. Lau said that he was discouraged to hear that the process is daunting, because he does not want the process to prevent businesses from improving their property.

Mr. Benson asked about the materials that Mr. Huber brought. Mr. Huber said that the street-level façade will be mostly glass. The material of the walls will be a smooth finish. He also showed the Board the colors they are proposing. The sign band will have a close gap giving the appearance of a smooth surface, while the walls above and below the sign band will have a nickel gap in the siding.

Mr. Huber also noted that the existing siding on the side of the building is relatively new and in good condition. They intend to continue the use of the front siding around the side, but once it is out of sight of the street, it will then transition to the existing siding.

Mr. Benson asked if the stairwell and doors leading to the upper residential units will be changed, and Mr. Huber replied that they are not currently proposing any changes. Mr. Benson asked if the upper windows will remain. Mr. Huber said that the casings will be replaced, but not the windows themselves, which are relatively new.

Mr. Benson asked how much of the street-level façade will be opaque. Mr. Huber replied that on the front, only the areas immediately next to the main retail entrance and the doors on either side leading to the upper residential units will be opaque. He said that the retail entrance doors, including the glass transom above them, will all be new. Mr. Benson asked if the retail space will have space for a street number. Mr. Huber replied that there will be space for a building number, and he hopes to have a mailbox or mail slot there as well.

Mr. Benson asked where the applicant would put bicycle parking on the first floor if the Board does not allow them to put it in the basement. Mr. Huber replied that they intend to put a U-rack on the sidewalk in front, and they are also proposing bicycle parking in the rear. There will be a secure, covered area in the rear. If they have to move the bicycle parking inside on the first floor, they could potentially put it somewhere on the right side of the commercial space. Depending on the tenant's wishes, that area could be used as an employee area in a variety of ways. He also noted that they could install a trough next to the stairs going down to the basement, so that someone walking a bicycle down could roll it along the trough while walking up or down the steps.

Mr. Revilak asked what the square footage of the retail space is. Mr. Huber said that it is 1,528 square feet. Mr. Revilak said that bicycle parking requirements are based on gross floor area and use. The requirement for retail use is 0.1 spaces per 1,000 square feet, so no bicycle parking is required. He appreciates that the applicant is proposing any bicycle parking, so he is inclined to grant whatever relief is necessary to enable that. He does like the idea of a gutter alongside the stairs to make moving a bicycle easier. The Chair said that she is also willing to grant relief regarding the bicycle parking.

The Chair said that the detail around the windows looks co-planer with the siding. She wants to make sure that anywhere that trim is applied, it has enough dimension to provide an adequate shadow line. Mr. Huber said that the trim is designed to be identical to a residential window casing, looking like an old-fashioned wooden window. The trim will protrude from the actual siding at least a quarter of an inch. He also noted that the sign band, which goes along the width of the building, will stand out from the siding above and below.

The Chair asked about the sides of the building. She noted that the elevations show that there will be a section of vertical siding above the stairwell as a transition between the new siding used on the front which wraps around the corners, and the existing siding along the sides and back. The plans also show vertical siding in the recessed front entry. The façade already has a lot of elements, and she thinks that introducing the vertical siding is too much.

Mr. Lau said that he does not like the doors to the upper units on either side of the retail facade. He would like to see both doors replaced and reframed. Mr. Benson agreed, and he noted that once the rest of the façade is redone, the old doors will look even more out of place. He would like to see new doors more in keeping with the façade.

Mr. Lau suggested using horizontal siding on the retail façade, so that the retail and residential façades match, and only the sign band is vertical. Mr. Huber agreed.

The Chair opened the floor for public comment. Seeing no one who wished to speak, she closed public comment.

Mr. Revilak said that he would like to have at least one bicycle parking space that would not require the bicycle to be lifted, but additional spaces could require lifting. He noted that Mr. Benson showed him the section of the Zoning Bylaw that would require one long-term bicycle parking space, not no spaces as he had previously stated.

Mr. Lau asked if the building owner is aware of potential future zoning changes. Mr. Huber said that he does not know. The Chair explained that the Board and DPCD have begun a public engagement process to look at business zoning in Arlington Heights as a whole. They hope to take a proposal to Town Meeting to regularize the zoning and create an Arlington Heights Business District.

Mr. Revilak proposed removing one of the standard conditions – that the applicant provide a statement from the Town Engineer that all proposed utility services have adequate capacity – because this application does not include a change of use. The other Board members agreed.

The Chair asked for a motion to approve the application for Docket 3823, 1349-1357 Massachusetts Ave with the following provisions: that the Board is in favor of granting relief for Section 6.1.12.G.3 relative to the steps down to the long-term bicycle parking, subject to a channel being installed on the stairs for the purpose of wheeling bicycles up and down; that the applicant will add to the application the replacement of the two doors to the residential units facing Mass Ave, the specification of which are subject to administrative approval by DPCD; that the siding on the first floor retail fronting façade be changed from vertical shiplap siding to horizontal shiplap siding with nickel gap; and that the condition mentioned above be removed. Mr. Lau so moved, Mr. Benson seconded, and the Board approved unanimously.

The Chair noted that once a tenant is identified, the signage will need to be approved by DPCD, and if the proposal does not meet zoning requirements, it will need to go before the Board for a Special Permit.

The Chair moved to **Agenda Item 7 – Open Forum.**

The Chair opened the floor for public comment. Seeing no one who wished to speak, she closed public comment.

The Chair moved to **Agenda Item 8 – New Business.**

Mr. Revilak noted that the Board needs to address the changes in state law regarding Accessory Dwelling Units (ADUs) and bring a zoning bylaw amendment to Town Meeting. Ms. Suarez said that she has attended webinars on this issue hosted by the Executive Office of Housing and Livable Communities (EOHLC), and EOHLC will provide draft guidelines. Mr. Revilak offered to contact the Chair of the Zoning Board of Appeals (ZBA) to discuss the issue, given that proposed ADUs often go before the ZBA.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned at 8:45 pm.**



Town of Arlington, Massachusetts

2025 Meeting Schedule

Summary:

7:35 pm The Board will discuss and may vote to adopt their 2025 meeting schedule.

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Updated_Proposed_Meeting_Schedule_2025.pdf	Updated Proposed Meeting Schedule 2025



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL, ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

2025 Proposed Meeting Schedule

(updated November 19, 2024)

In general, the ARB meets on the 1st and 3rd Monday at 7:30 p.m. of every month. Monday holidays or other events may cause this schedule to change. If there are no pressing agenda items, meetings may be cancelled.

January 13	July 7
January 27	July 21
February 10	August 4 (<i>tentative</i>)
February 24	September 8
March 10	September 15
March 24	October 6
April 7*	October 20
April 14*	November 3
May 5*	November 17
May 19*	December 1
June 2	December 15
June 16	

** Subject to Town Meeting schedule*

NOTE: Holidays in 2025 include the following:

- January 1 – New Year's Day
- January 20 – Martin Luther King Jr. Day
- February 17 – Presidents' Day
- April 12 – first night of Passover
- April 21 – Patriot's Day
- May 26 – Memorial Day
- June 19 – Juneteenth
- July 4 – Independence Day
- September 1 – Labor Day
- September 22-24 – Rosh Hashanah
- October 1-2 – Yom Kippur
- October 13 – Indigenous People's Day
- November 11 – Veteran's Day
- November 27 – Thanksgiving
- December 25 – Christmas Day



Town of Arlington, Massachusetts

Public Hearing: Docket #3810, 149 Pleasant Street

Summary:

7:45 pm

Notice is herewith given that an application has been filed on July 8, 2024, by Stephen Doherty, FTO Realty Trust, 109 Blanchard Road, Lawrence, MA 01843, to open Special Permit Docket #3810 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to demolish the existing single-family building and construct a three-family building located at 149 Pleasant Street, Arlington, MA, in the R4 Residential Town House District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

ATTACHMENTS:

Type	File Name	Description
Reference Material	149_Pleasant_St_Drawings___Plans_11-20-2024_-_REDUCED_SIZE.pdf	149 Pleasant St Drawings & Plans 11-20-2024
Reference Material	149_Pleasant_St_Narrative_Addendum_11-20-2024.pdf	149 Pleasant St Narrative Addendum 11-20-2024
Reference Material	149_Pleasant_St_EDR_Application_07-11-2024.pdf	149 Pleasant St EDR Application 07-11-2024
Reference Material	149_Pleasant_St_Products.pdf	149 Pleasant St Products
Reference Material	149_Pleasant_St_Stormwater_Report_06-24-2024.pdf	149 Pleasant St Stormwater Report 06-24-2024
Reference Material	AHDC_Certificate_of_Appropriateness_re_149_Pleasant_St_03-21_2024.pdf	AHDC Certificate of Appropriateness re 149 Pleasant St 03-21 2024
Reference Material	AHDC_Letter_re_149_Pleasant_St_09-23-2024.pdf	AHDC Letter re 149 Pleasant St 09-23-2024
Reference Material	EDR_Memo_Docket_3810_149_Pleasant_08-01-2024.pdf	EDR Memo Docket 3810 149 Pleasant 08-01-2024
Reference Material	Updated_EDR_Memo_Docket_3810_149_Pleasant_11-26-2024.pdf	Updated EDR Memo Docket 3810 149 Pleasant 11-26-2024



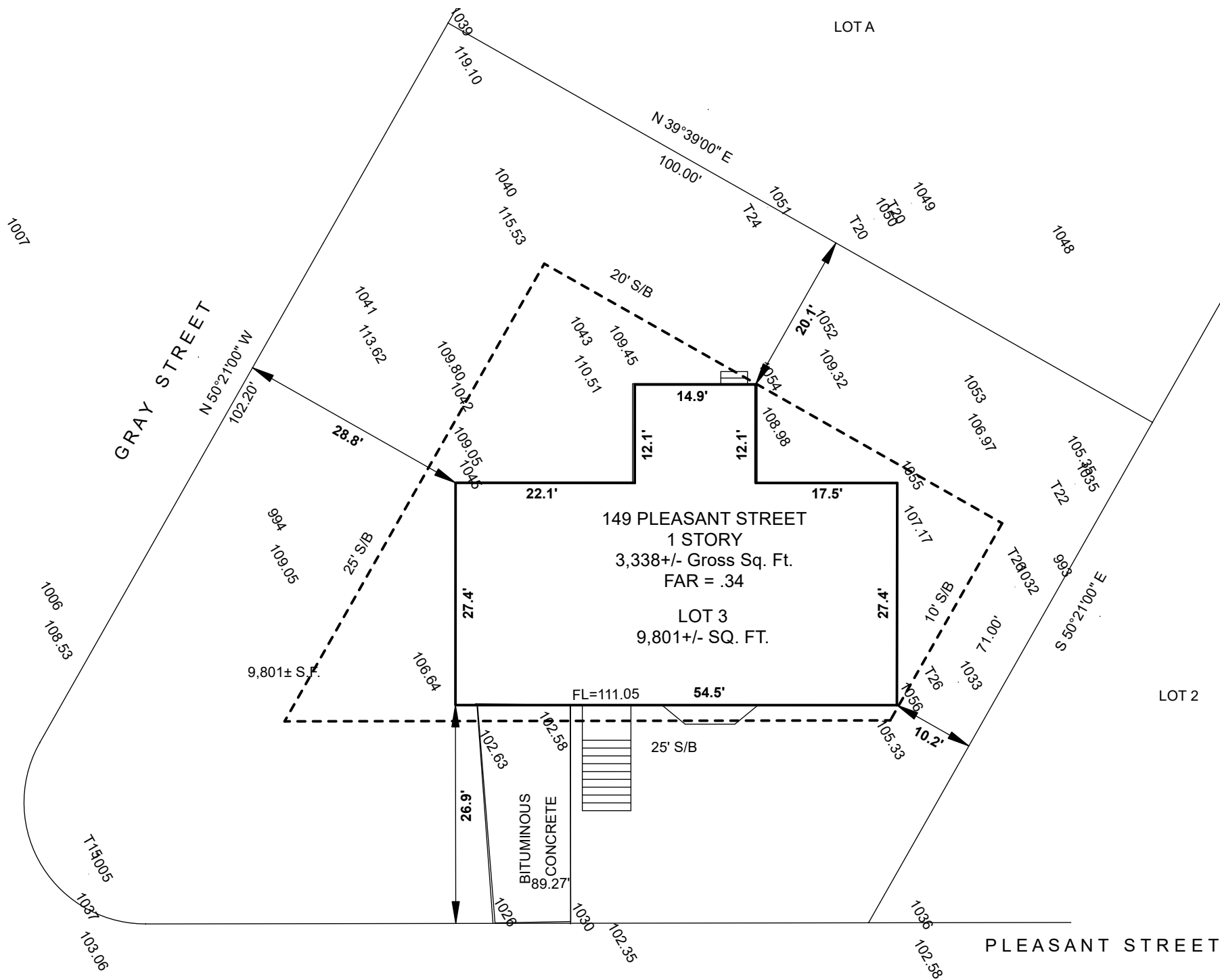
PROPOSED RESIDENCE
149 PLEASANT STREET
ARLINGTON MA
11 of 170



MARTHA
PENZENIK
ARCHITECTS
781 + 248 + 5791, MARTHA@PENZENIK.COM
ARLINGTON MASSACHUSETTS

NEIGHBORHOOD PLAN
NO SCALE JUNE 20TH 2024

NEW RESIDENCE
149 PLEASANT ST
ARLINGTON MA 02476



NEW RESIDENCE

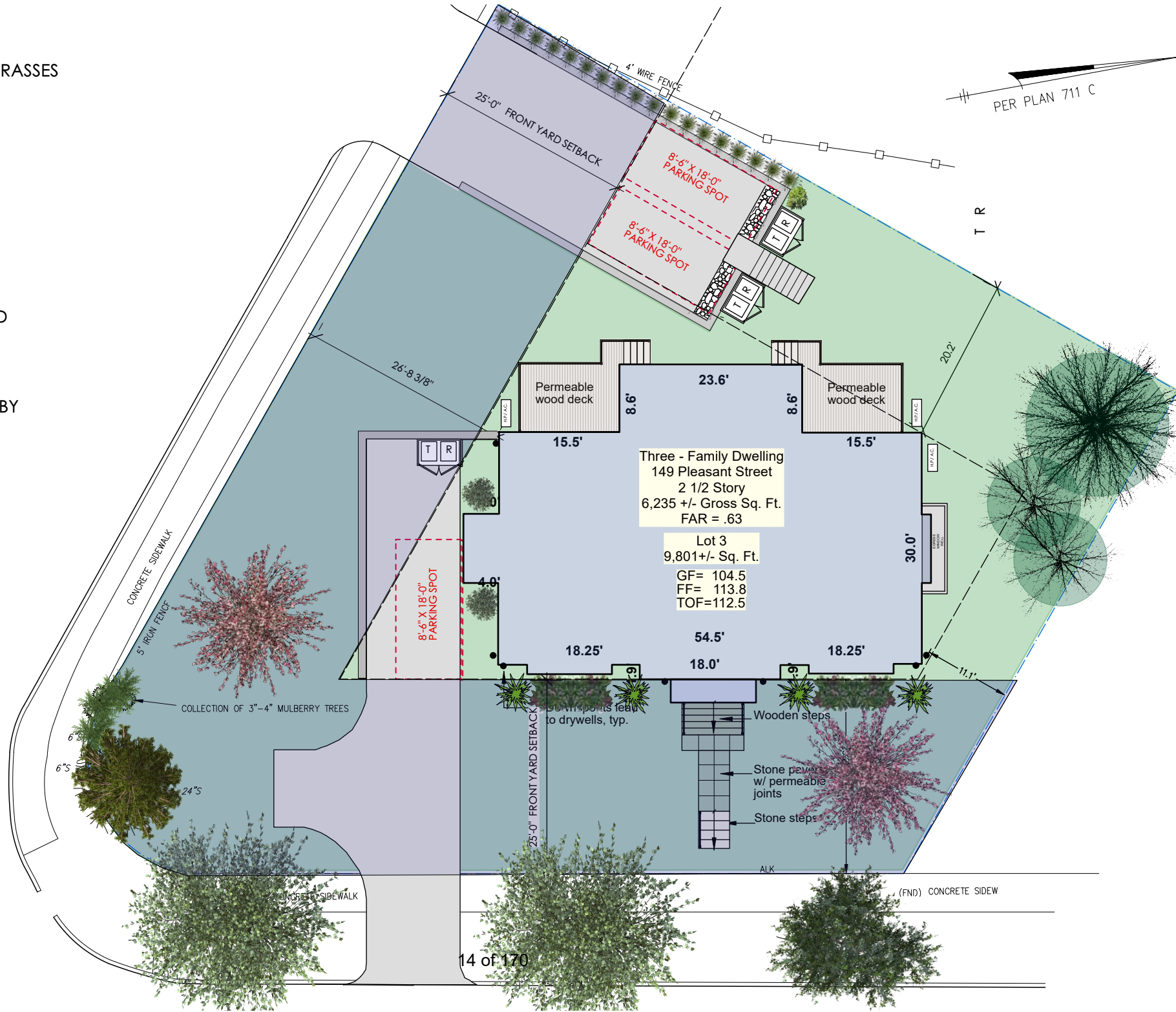
149 PLEASANT ST
ARLINGTON MA 02476

MARTHA
PENZENIK
ARCHITECTS

781 + 248 + 5791, MARTHA@PENZENIK.COM
ARLINGTON MASSACHUSETTS

EXISTING SITE PLAN
1/16" = 1'-0"
JUNE 20TH 2024

- ORNAMENTAL NATIVE GRASSES
- MOUNTAIN LAUREL
- HYDRANGEA
- YEW SHRUB
- HOLLY
- FLOWERING DOGWOOD
- SHADE TREE SELECTION BY TREE WARDEN
- EXISTING SHADE TREE
- EXISTING EVERGREEN
- EXISTING BUSH
- EXISTING BUSH



NEW RESIDENCE

149 PLEASANT ST
ARLINGTON MA 02476

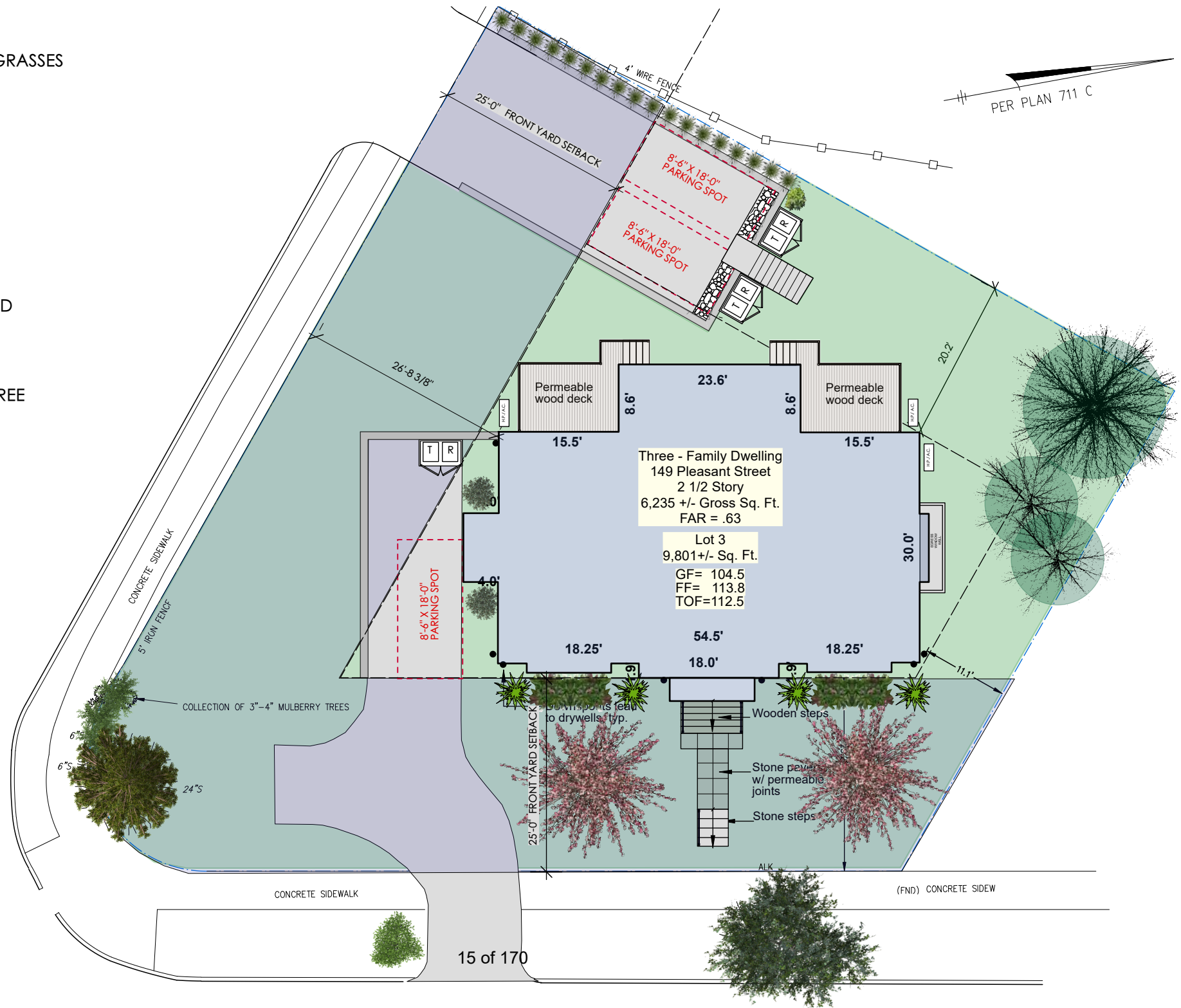
MARTHA
PENZENIK
ARCHITECTS

781 + 248 + 5791, MARTHA@PENZENIK.COM
ARLINGTON MASSACHUSETTS

ARCHITECTURAL
SITE PLAN "1"

1/16" = 1'-0" NOVEMBER 20TH 2024

- ORNAMENTAL NATIVE GRASSES
- MOUNTAIN LAUREL
- HYDRANGEA
- YEW SHRUB
- HOLLY
- FLOWERING DOGWOOD
- EXISTING CRAB APPLE TREE
- EXISTING SHADE TREE
- EXISTING EVERGREEN
- EXISTING BUSH
- EXISTING BUSH



NEW RESIDENCE

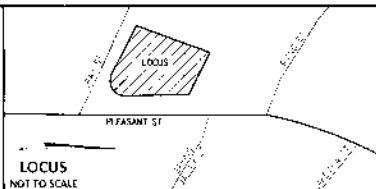
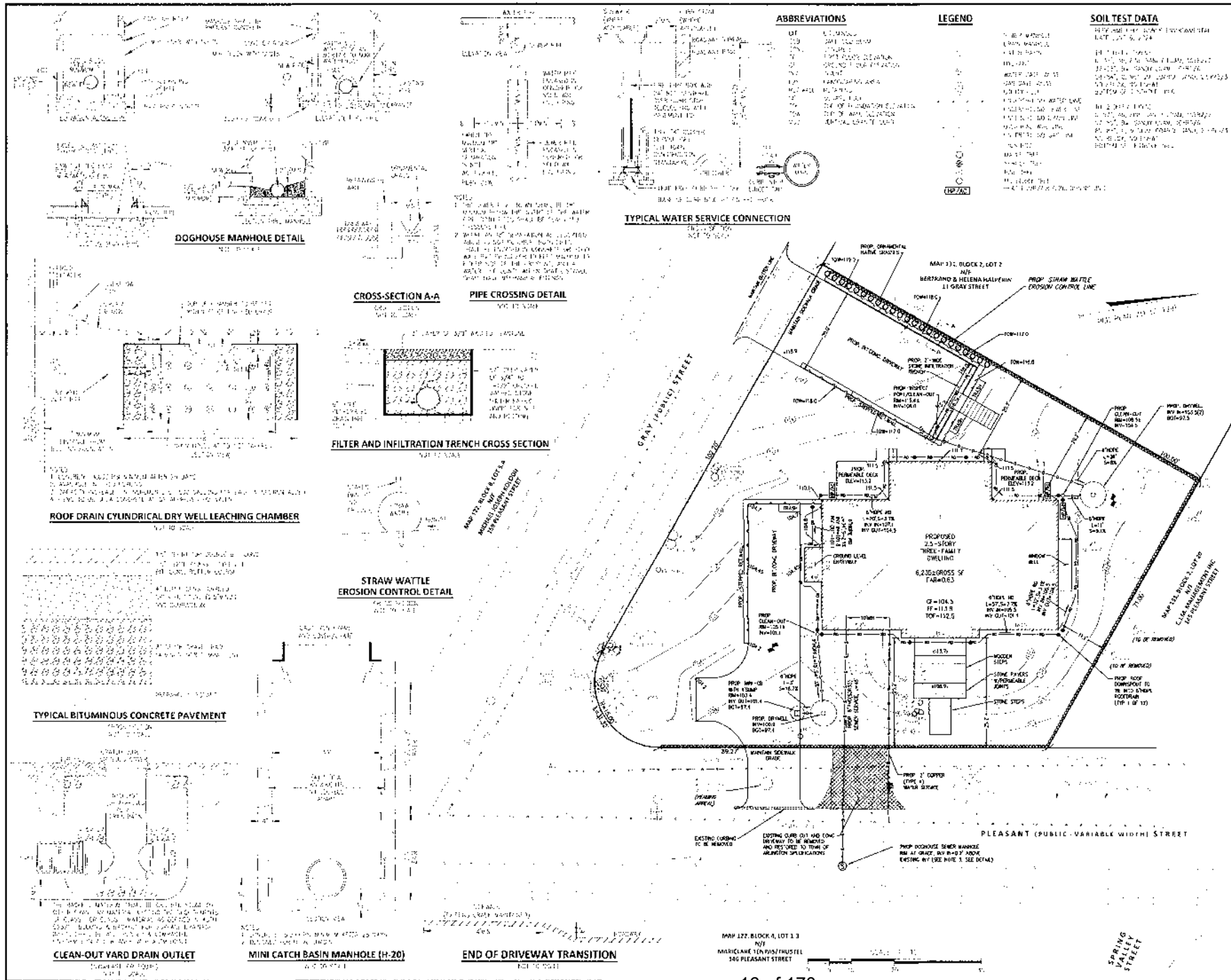
149 PLEASANT ST
ARLINGTON MA 02476

MARTHA
PENZENIK
ARCHITECTS

781 + 248 + 5791, MARTHA@PENZENIK.COM
ARLINGTON MASSACHUSETTS

ARCHITECTURAL
SITE PLAN "2"

1/16" = 1'-0" NOVEMBER 20TH 2024



ASSESSORS TOWN OF ARLINGTON 100 STATE ST ARLINGTON, MASSACHUSETTS 01901	DEED REFERENCES RECORD 123, MAP 123, LOT 123 RECORD 456, MAP 456, LOT 456 RECORD 789, MAP 789, LOT 789
PROPERTY OWNER TOWN OF ARLINGTON 100 STATE ST ARLINGTON, MASSACHUSETTS 01901	PLAN REFERENCES RECORD 123, MAP 123, LOT 123 RECORD 456, MAP 456, LOT 456 RECORD 789, MAP 789, LOT 789

GENERAL NOTES

1. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING BYLAW AND THE MASSACHUSETTS STATE DEPARTMENT OF PUBLIC SAFETY (DPS) REQUIREMENTS.
2. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE DEPARTMENT OF PUBLIC SAFETY (DPS) REQUIREMENTS.
3. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE DEPARTMENT OF PUBLIC SAFETY (DPS) REQUIREMENTS.
4. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE DEPARTMENT OF PUBLIC SAFETY (DPS) REQUIREMENTS.
5. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE DEPARTMENT OF PUBLIC SAFETY (DPS) REQUIREMENTS.

ZONING			
EXISTING	PROPOSED	EXISTING	PROPOSED
100 STATE ST	100 STATE ST	100 STATE ST	100 STATE ST
100 STATE ST	100 STATE ST	100 STATE ST	100 STATE ST
100 STATE ST	100 STATE ST	100 STATE ST	100 STATE ST
100 STATE ST	100 STATE ST	100 STATE ST	100 STATE ST
100 STATE ST	100 STATE ST	100 STATE ST	100 STATE ST
100 STATE ST	100 STATE ST	100 STATE ST	100 STATE ST
100 STATE ST	100 STATE ST	100 STATE ST	100 STATE ST
100 STATE ST	100 STATE ST	100 STATE ST	100 STATE ST
100 STATE ST	100 STATE ST	100 STATE ST	100 STATE ST

PARKING REQUIREMENTS

1. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE DEPARTMENT OF PUBLIC SAFETY (DPS) REQUIREMENTS.

2. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE DEPARTMENT OF PUBLIC SAFETY (DPS) REQUIREMENTS.

PROPOSED SITE PLAN
OPTION 1

149 PLEASANT STREET
ARLINGTON, MASSACHUSETTS

FOR PREPARED BY:
FTO REALTY
100 BLANCHARD ROAD
LAWRENCE, MASSACHUSETTS

FOR REVIEWED BY:
CANAPLEX
CIVIL ENGINEERING & SURVEYING
100 STATE ST, SUITE 100
ARLINGTON, MASSACHUSETTS 01901
VTS-PRI-0001 - CANAPLEX.COM

SHEET: 3 OF 3
SCALE: 1"=10'

AUGUST 22, 2024

PROPOSED SITE PLAN
OPTION 1

149 PLEASANT STREET
ARLINGTON, MASSACHUSETTS



NEW RESIDENCE
149 PLEASANT ST
ARLINGTON MA 02476

MARTHA
PENZENIK
ARCHITECTS
781 + 248 + 5791, MARTHA@PENZENIK.COM
ARLINGTON MASSACHUSETTS

149 PLEASANT ST. PHOTOS
NO SCALE JUNE 20TH 2024



144 Pleasant Street



146, 148 and 150 Pleasant Street



152 Pleasant Street



149 Pleasant Street (Subject House)



145 Pleasant Street



159 Pleasant Street

NEW RESIDENCE

149 PLEASANT ST
ARLINGTON MA 02476

MARTHA
PENZENIK
ARCHITECTS

781 + 248 + 5791 MARTHA@PENZENIK.COM
ARLINGTON MASSACHUSETTS

PLEASANT ST. PHOTOS

NO SCALE JUNE 20TH 2024



John Viano House 1917
118 Pleasant Street



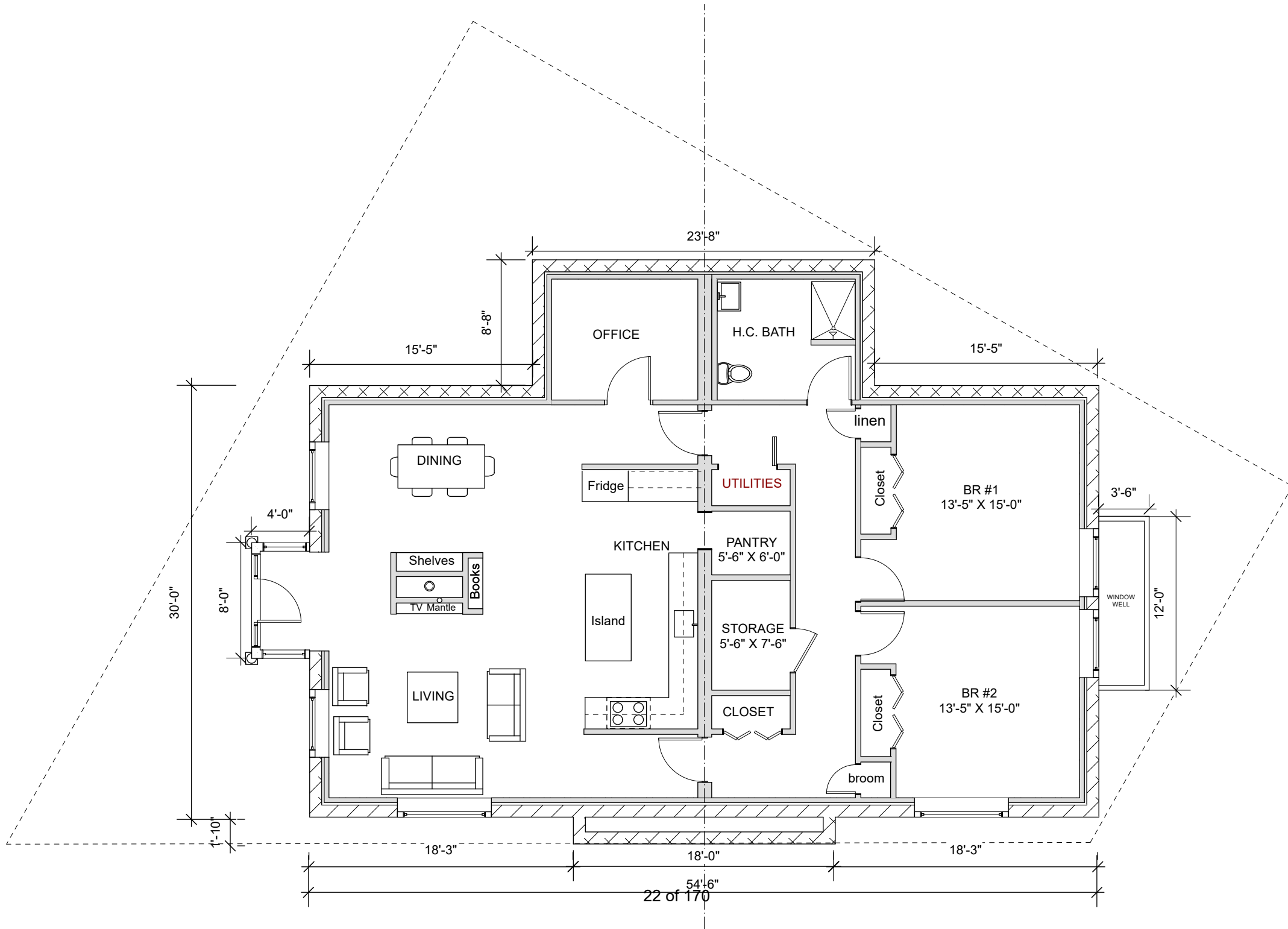
Ezra Robinson House 1911
164 Pleasant Street

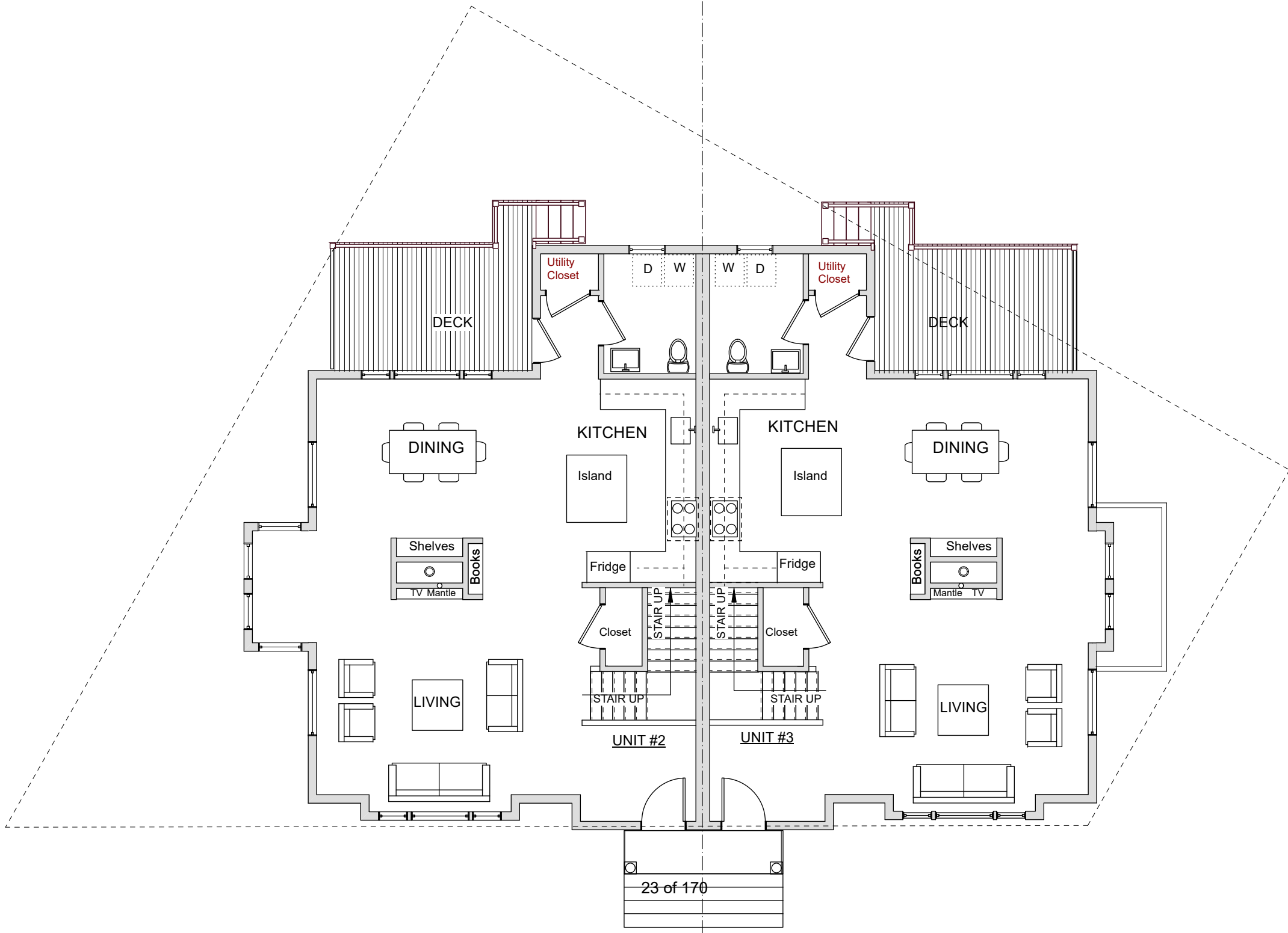


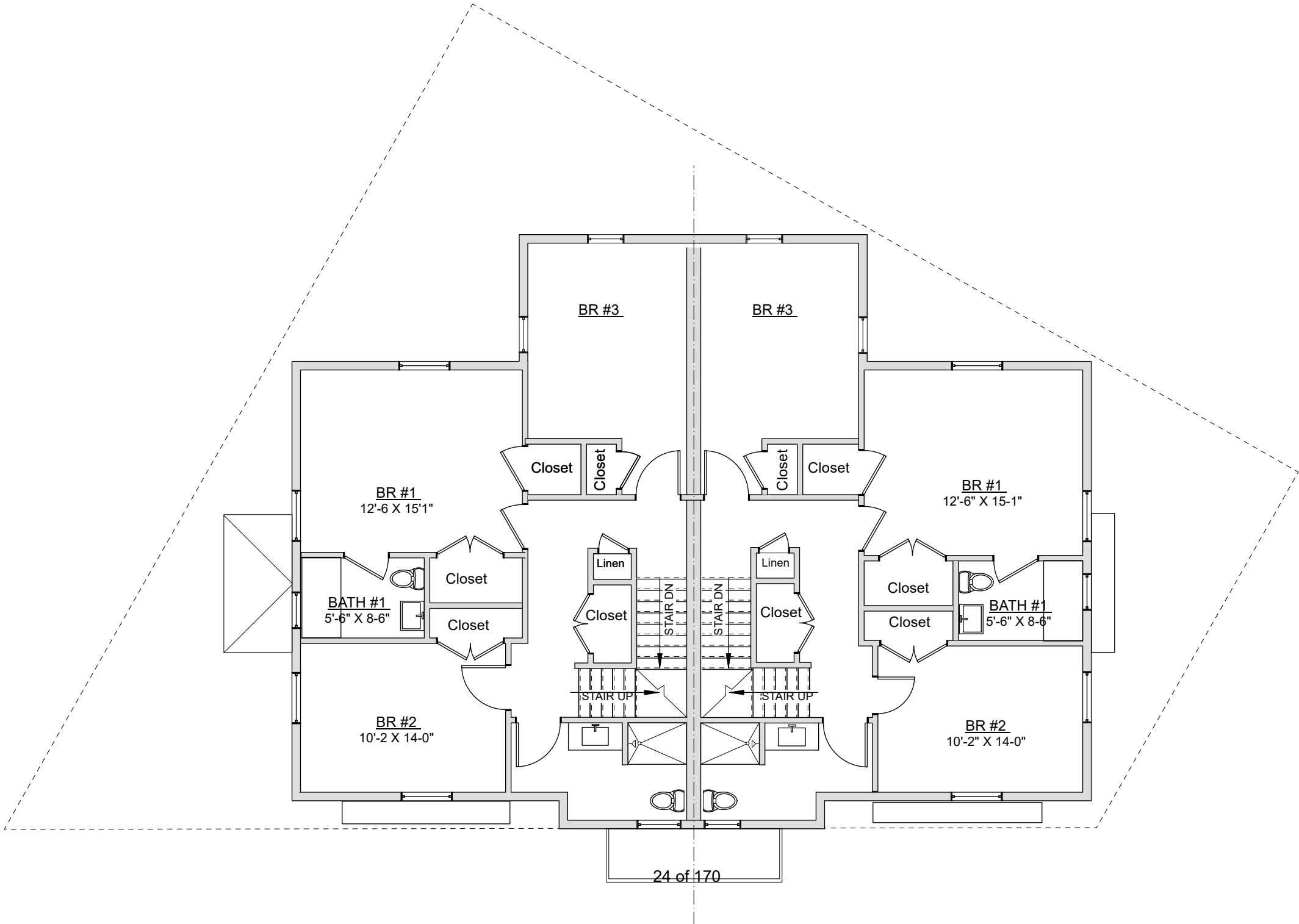
Circa 1917
170 Pleasant Street



Frank V. Noyes House 1910
11 Gray Street



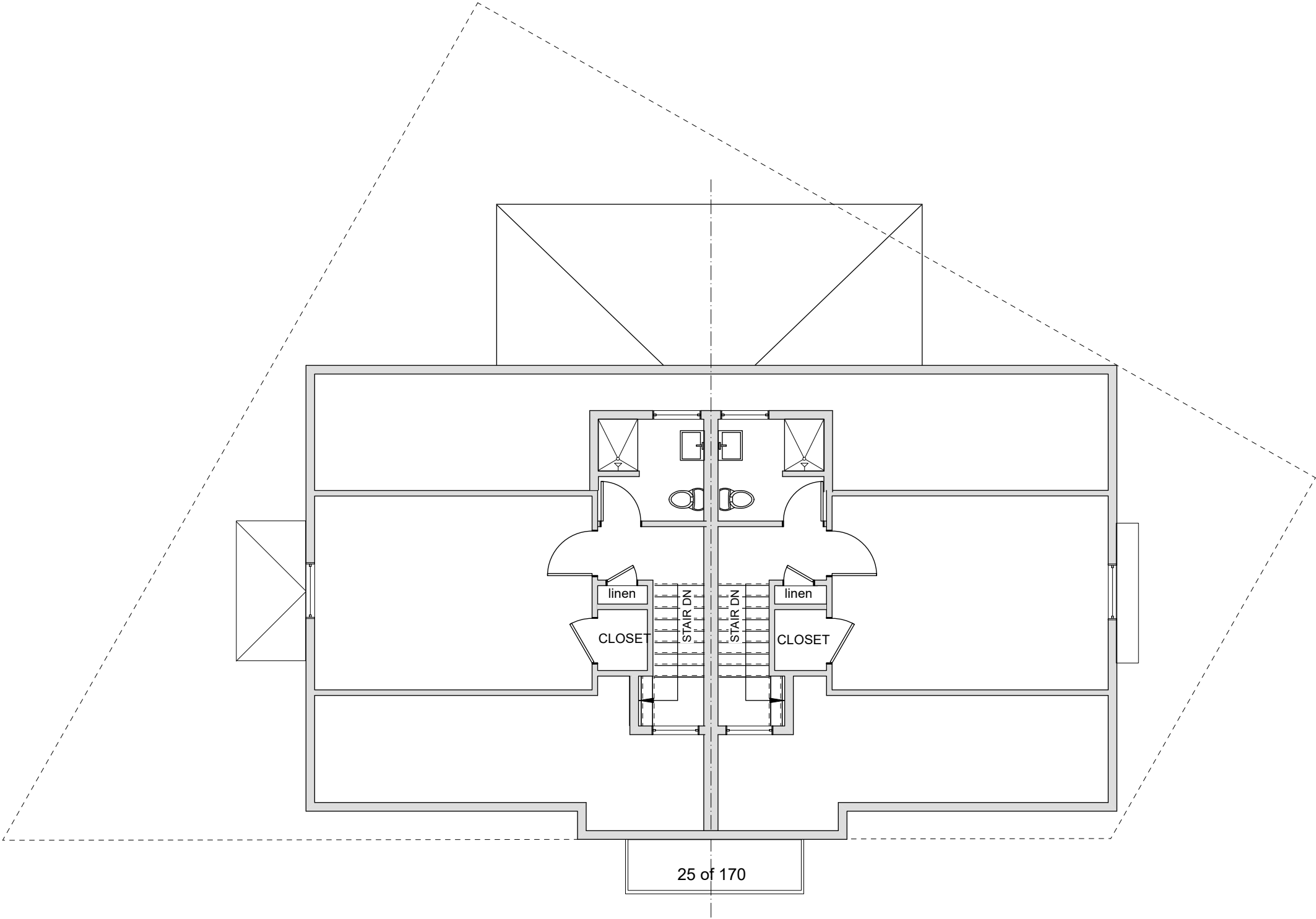


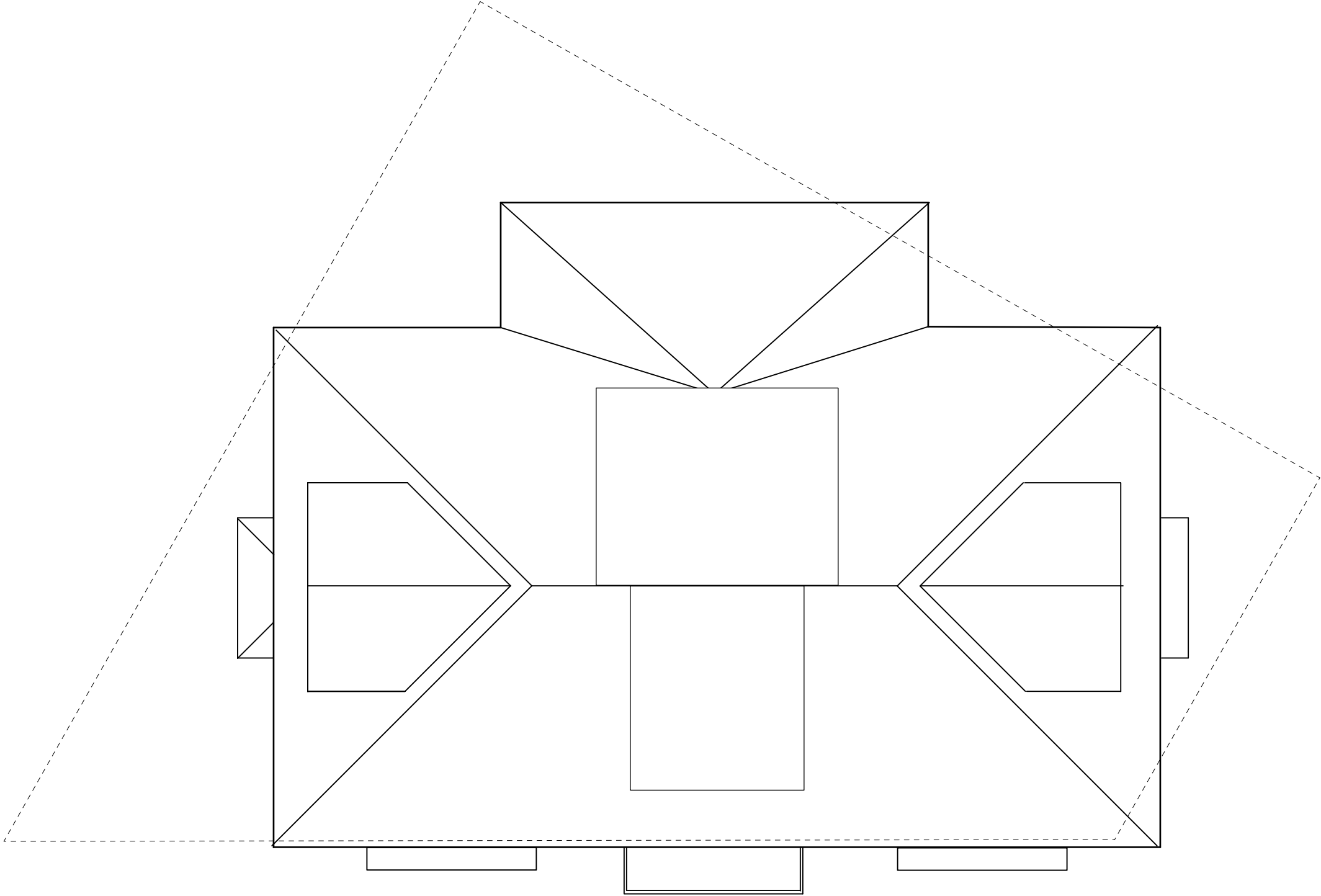


NEW RESIDENCE
149 PLEASANT ST
ARLINGTON MA 02476

MARTHA
PENZENIK
ARCHITECTS
781 + 248 + 5791, MARTHA@PENZENIK.COM
ARLINGTON MASSACHUSETTS

SECOND FLOOR PLAN
1/8" = 1'-0"
JUNE 20TH 2024







NEW RESIDENCE

149 PLEASANT ST
ARLINGTON MA 02476

MARTHA
PENZENIK
ARCHITECTS

781 + 248 + 5791, MARTHA@PENZENIK.COM
ARLINGTON MASSACHUSETTS

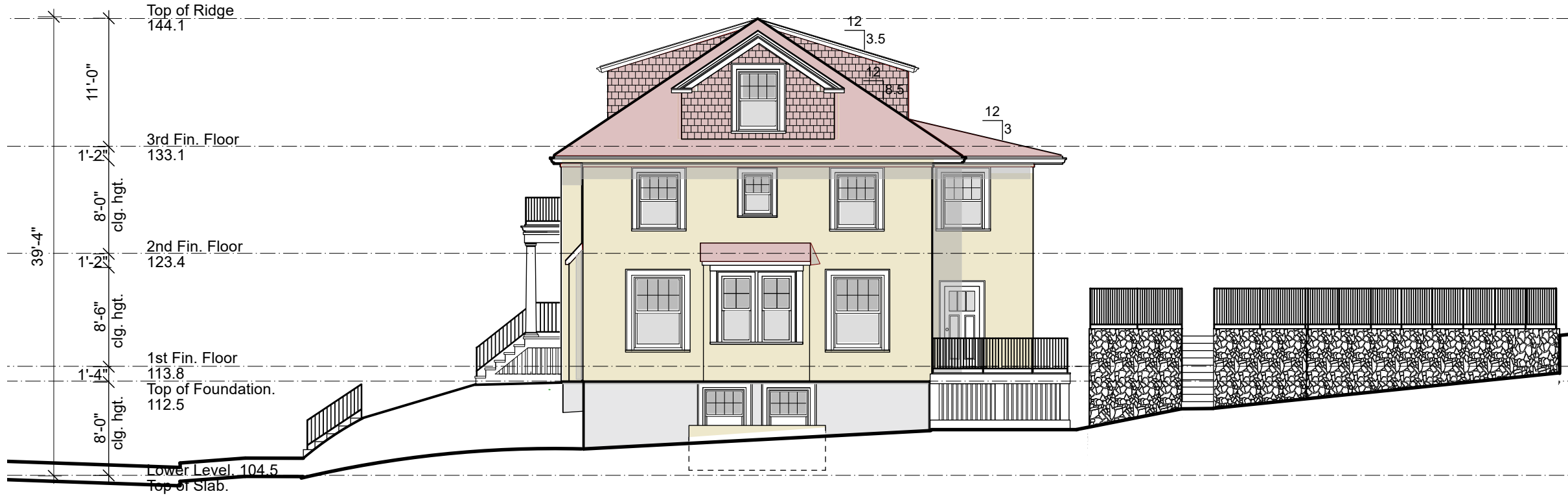
SOUTH ELEVATION

1/8" = 1'-0"

JUNE 20TH 2024



149 PLEASANT ST
ARLINGTON MA 02476



NEW RESIDENCE

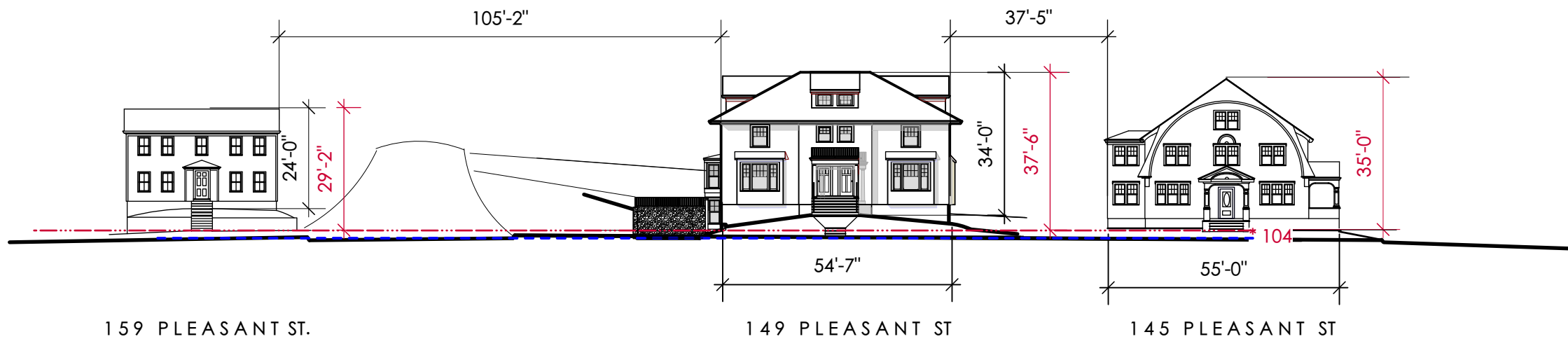
149 PLEASANT ST
ARLINGTON MA 02476

MARTHA
PENZENIK
ARCHITECTS

781 + 248 + 5791, MARTHA@PENZENIK.COM
ARLINGTON MASSACHUSETTS

NORTH ELEVATION

1/8" = 1'-0" JUNE 20TH 2024



NARRATIVE ADDENDUM 11.20.24
Crab Apple Tree Removal 149 Pleasant St. Arlington MA

The crab apple tree located in the planting strip on Pleasant St., that is under review for removal, is diseased. Sun scald, which occurs on the sunny side of trees, and drought conditions leaves a stressed tree vulnerable to cankers which are in turn vulnerable to (and sometimes created by) the flat head apple tree borer. This insect is common in Massachusetts.



In the photos above, a canker can be seen developing in an area of the diseased cambium layer. The apple tree borer eggs are deposited here and the larvae burrow into the sapwood and feed on it. They stay through the winter, eventually emerging as beetles. This process is especially deadly to small trees.

This is not a viable tree and the beetles produced in them would be a danger to other trees in the vicinity. It should be removed for this reason regardless of our removal request.

The case to be made for a straight versus a curving driveway is one of safety. This driveway serves the lower floor living unit which is handicap accessible and is intended for people who are elderly or disabled. A straight driveway will be easier for them to negotiate than one with tight turning radii. The fire department may not approve a curved driveway if deemed an obstacle for their trucks and ambulances. A senior van may also have difficulty maneuvering on a curved driveway.

A straight driveway is easy in and easy out. In this Pleasant St. Historic District there are no curved driveways.

11.20.24

CORRESPONDENCE 149 Pleasant St. Arlington MA
Select Board Administrator

AM **Ashley Maher** <amaher@town.arlington.ma.us>
Re: 11/4/24 Select board meeting
To martha@penzenik.com

11/19/2024 3:24 PM



Show images

External images are not shown to avoid potential tracking

Always show images from amaher@town.arlington.ma.us



Hi Martha,

Below please find the vote that was taken by the Select Board on November 4, 2024. To be clear, this is part of the draft minutes and the Board has not voted on the minutes.

Mr. Hurd moved to approve the removal of the crabapple tree with two conditions:

1. The tree is not to be removed unless the plans that are approved by the Arlington Redevelopment Board require the removal of the tree.
2. The applicant works with the Arlington Tree Warden to plant two replacement trees that are of the variety that the tree warden deemed appropriate for the site in a location deemed appropriate.

SO VOTED (5-0)

Best,
Ashley



Ashley Maher

Board Administrator
Office of the Select Board
Town of Arlington, MA

781-316-3020

amaher@town.arlington.ma.us

NARRATIVE ADDENDUM 11.20.24
CORRESPONDENCE 149 Pleasant St. Arlington, MA
Director of Inspectional Services

○ JM **James Mackey** <mlake4@aol.com>
Fw: 149 Pleasant st, solar waiver
To Martha Penzenik

11/14/2024 8:52 AM



----- Forwarded Message -----

From: Michael Ciampa <mciampa@town.arlington.ma.us>

To: James Mackey <mlake4@aol.com>

Sent: Tuesday, November 12, 2024 at 11:23:00 AM EST

Subject: Re: 149 Pleasant st, solar waiver

Hi Jim,

The only solar installation requirement under our jurisdiction is included in the mixed-fuel pathway of the Specialized Stretch Code. The new Fossil Fuel Free regulation has removed the mixed-fuel path as an option. Since you can now only build all-electric new homes, the requirement for solar installation is not triggered.

Thanks
Mike

Michael Ciampa
Director of Inspectional Services
Town of Arlington
781-316-3386

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

11.20.24

CORRESPONDENCE

AHDC Chairman



ARLINGTON HISTORIC DISTRICT COMMISSIONS

Carol Greeley, Executive Secretary
c/o Department of Planning and Community Development
Town Hall Annex - First Floor
730 Massachusetts Avenue
Arlington, MA 02476

September 23, 2024

Arlington Redevelopment Board
c/o Planning Department
Town Hall Annex
730 Mass Avenue
Arlington, MA 02476

Re: AHDC Information re 149 Pleasant Street

Dear Arlington Redevelopment Board,

As Chair of the Arlington Historic Districts Commission (AHDC or Commission), I am writing to communicate some information for your consideration regarding the Certificate of Appropriateness issued by the Commission for demolition and the construction of a new residential structure at 149 Pleasant Street in Arlington. I understand that there are at least two elements relevant to the Redevelopment Boards review of this project may be informed by a review of AHDC protocols and/or discussions. I provide the AHDC's solar panel guidelines and the Commissions' discussion of parking options for that project.

As you know, the 149 Pleasant Street property is located in the Pleasant Street Historic District and thus falls under AHDC jurisdiction for most exterior changes, including changes to grade and construction of walls, that are subject to public view. Note that this property is located on a very visible corner lot within the District making it important that any changes be as sympathetic to the District as possible. The Commission held several hearings on the proposed changes to this property resulting in a vote to issue a Certificate of Appropriateness on March 21, 2024.

Regarding this project, I provide the following information for your consideration:

1. **Solar Guidelines:** The Commission is a supporter of solar installations within the Districts and in fact has approved the large majority of applications that have come before it. In order to make sure that such installations are not incongruous with the purposes of the District, we have established guidelines concerning the location and type of installation allowed. While such proposed installations are considered on a case-by-case basis, the AHDC has consistently applied the following subset of its criteria to determine whether a proposed installation is appropriate and as well as where they are typically not allowed:

- For most properties, locating solar panels on the primary facade is the least desirable option because it will have the greatest adverse effect on the property's character defining features.

ADDENDUM 11.20.24

CORRESPONDENCE

AHDC Chairman

- Solar panels should be installed on rear slopes or other locations not highly visible from the public right of way whenever possible.
- Solar panels should be positioned behind existing architectural features such as parapets, dormers, and chimneys to limit their visibility.
- Use solar panels and mounting systems that are compatible in color to established roof materials. (AHDC Design Guidelines, Revised January 2024)

In short, the Commission has consistently declined to approve solar panels on the primary street-facing façade of structures in the District and has required that any installations be compatible with the color of roofing to help the installation blend in to the surroundings.. While the Commission did not discuss solar specifically for this property, the discussions highlighted the visual prominence of this address and the fact that as a corner property, it has two primary facades.

2. **Parking:** The Commission noted during its hearings that it does not have direct jurisdiction over the curb cuts or zoning related parking requirements of the Town of Arlington. Rather, the Commission has jurisdiction over proposed changes in grades and any walls that are constructed on site. In particular, the Commission noted that (due to the topography of the lot) the size and placement of the proposed parking area(s) would require backing into heavy traffic and could create overly large and prominent retaining walls and asked that Applicant to explore alternatives. Here are excerpts from the AHDC minutes:

- J. Worden said he thinks it would be an improvement to the site and the neighborhood for a building in scale and size. He wondered if Gray Street access for parking would be better but M. Penzenik said the topography is very tough up there on that side and just couldn't make it work. C. Barry said the light at Irving Street will help because traffic does get breaks. He's excited but a bit troubled by the parking. The Applicant stated that the Redevelopment Board has jurisdiction on waterflow off the property and the issue with parking is going to be further dealt with by them. B. LaBau said the idea of making the new structure in the style chosen fits in well and makes sense but he too is concerned with the parking. AHDC Minutes 12/14/23
- Applicant: The discussion last month about the parking necessitated a change, next slide showed it divided up for parking for lower unit on Pleasant St and parking for the other 2 units up off of Gray St. Little turn around shown to facilitate not backing into Pleasant St traffic. AHDC Minutes 1/25/24
- The Commission noted that it will want to know how things will look visually from the street including any retaining walls. Applicant replied that any retaining walls will be sympathetic to the neighborhood visually.... C Barry asked for more info about changes at grade – walls, etc are concerning and it does affect massing.... S. Makowka noted concern about what does the visual representation of the retaining walls look like – the one in the front, etc. Would like to see proposal for the height and how it affects contours of the front. B Labau said parking areas were a definite improvement. AHDC Minutes 1/25/24

ADDENDUM 11.20.24

CORRESPONDENCE

AHDC Chairman

- [Applicant submitted] changes shown on new plans submitted for 2/22/24 meeting. She noted that with change to parking, they need 2 curb cuts approved. The Commission noted that while we can note our concerns for parking in front as reason for parking in rear, the AHDC can't override zoning or other regulations. Also, the Commission can't interpret the [Town] zoning codes around setbacks, etc. J. Worden asked about the parking off Gray Street and the retaining walls shown in the drawings. The Applicant noted that they will be poured concrete with stone facing. J. Worden noted that they may have to go to the ZBA after us for additional approvals. The Commission noted that for any stepped stone walls in back – think about how that works – not cinder block – any would need to look like fieldstone walls etc. The Applicant stated there will also be a low retaining wall to hold back the slope in the front.... There was a discussion of how much wall would be visible since it appears highest portion would be at end of driveway facing away from Gray Street given the slope of the lot. S. Makowka said we want walls to blend in and be as compatible as possible.Grade TBD and steps need to be added still to drawings. AHDC Minutes 2/22/24
- The Commission noted that any walls to manage grades will need to be engineered but all will be concrete with stone facing to match the rest of the district and that will need to be approved prior to installation. In addition, if approved the walls should blend in as they do as in other places in the district and if the change is so significant that the monitor feels it is beyond his/her discretion, the Applicant may need to come back for further direction by the Commission. AHDC Minutes 3/21/24
- S Makowka said there's a little bit of concern about the ... uncertainty around the grade changes and what needs to be done for parking in the back, M Penzenik said she's happy to come back after the ARB to submit that info. AHDC Minutes 3/21/24
- Certificate Condition: 2) CHANGES OF GRADE AND ALL IMPLICATIONS OF SUCH CHANGES (INCLUDING LANDSCAPE WALLS AND PARKING AREA) TO BE APPROVED BY MONITOR WITH THE POTENTIAL THAT APPLICANT MAY HAVE TO COME BACK TO COMMISSION FOR APPROVAL IF MONITOR FEELS SCOPE OF WORK EXCEEDS THEIR DISCRETION.

I hope that this information is helpful. I would be happy to answer any remaining questions

Sincerely,


Stephen Makowka
Chair, AHDC

Cc (via email): Martha Penzenick, Architect for 149 Pleasant
Carol Greeley AHDC Executive Secretary
Charles Barry and Brian Lebau, AHDC Project Monitors



LEED v4 for Building Design and Construction: Multifamily Midrise

Project Checklist

Project Name: 149 Pleasant Street
Date: 11.20.24

Y ? N

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Integrative Process	2
--------------------------	--------------------------	--------------------------	--------	---------------------	---

0 0 0 Location and Transportation 15

Y			Prereq	Floodplain Avoidance	Required
---	--	--	--------	----------------------	----------

PERFORMANCE PATH

15			Credit	LEED for Neighborhood Development Location	15
----	--	--	--------	--	----

PRESCRIPTIVE PATH

4			Credit	Site Selection	8
1			Credit	Compact Development	3
		0	Credit	Community Resources	2
2			Credit	Access to Transit	2

0 0 0 Sustainable Sites 7

Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
		0	Credit	Heat Island Reduction	2
3			Credit	Rainwater Management	3
		0	Credit	Non-Toxic Pest Control	2

0 0 0 Water Efficiency 12

Y			Prereq	Water Metering	Required
---	--	--	--------	----------------	----------

PERFORMANCE PATH

4			Credit	Total Water Use	12
---	--	--	--------	-----------------	----

PRESCRIPTIVE PATH

		0	Credit	Indoor Water Use	6
1			Credit	Outdoor Water Use	4

0 0 0 Energy and Atmosphere 37

Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
29			Credit	Annual Energy Use	30
5			Credit	Efficient Hot Water Distribution	5
		0	Credit	Advanced Utility Tracking	2

0 0 0 Materials and Resources 9

Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
		0	Credit	Durability Management Verification	1
5			Credit	Environmentally Preferable Products	5
		0	Credit	Construction Waste Management	3

0 0 0 Indoor Environmental Quality 18

Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
		0	Credit	Enhanced Ventilation	3
		0	Credit	Contaminant Control	2
3			Credit	Balancing of Heating and Cooling Distribution Systems	3
		0	Credit	Enhanced Compartmentalization	3
		0	Credit	Enhanced Combustion Venting	2
		0	Credit	Enhanced Garage Pollutant Protection	1
3			Credit	Low Emitting Products	3
		0	Credit	No Environmental Tobacco Smoke	1

0 0 0 Innovation 6

Y			Prereq	Preliminary Rating	Required
		0	Credit	Innovation	5
		0	Credit	LEED AP Homes	1

0 0 0 Regional Priority 4

		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1

75 0 0 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

NARRATIVE ADDENDUM 11.20.24
LEED Project Checklist

MARTHA PENZENIK ARCHITECTS
781-248-5791
MARTHA@PENZENIK.COM

2024 JUL -8 P 4: 14

REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested. Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.

☒ **Application Cover Sheet (project and property information, applicant information)**

☒ **Dimensional and Parking Information Form (see attached)**

☒ **Impact statement**

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet; include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

☒ **Drawing and photographs of existing conditions**

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

☒ **Site plan of proposal. Must include:**

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.

☒ **Drawings of proposed structure**

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.

2024 JUL 10 PM 3: 13

TRINOLIA'S OFFICE
ARLINGTON MA 02178

NA Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

NA Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.

X Proposed landscaping (*may be incorporated into site plan*)

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

NA Plans for sign permits, if signage is an element of development proposal

X Stormwater management plan

(for stormwater management during construction for projects with new construction)

NA SketchUp Compatible Model, if required

X Application fee

(See [Rule 12 of the ARB Rules and Regulations](#) for how to calculate the fee)

FOR OFFICE USE ONLY

Docket #: 3810

_____ Special Permit Granted

Date: _____

_____ Received evidence of filing with Registry of Deeds

Date: _____

_____ Notified Building Inspector of Special Permit filing

Date: _____

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

- Property Address 149 PLEASANT ST.
Assessors Block Plan, Block, Lot No. 131.0-0002-0001.A. Zoning District R4
- Deed recorded in the Registry of deeds, Book 81610, Page 464
or- registered in Land Registration Office, Cert. No. , in Book , Page .
- Present Use of Property (include # of dwelling units, if any)
ONE SINGLE FAMILY HOUSE
- Proposed Use of Property (include # of dwelling units, if any)
ONE THREE-FAMILY HOUSE

APPLICANT INFORMATION

- Applicant:** Identify the person or organization requesting the Special Permit:
Name of Applicant(s) STEPHEN DOHERTY
Organization FTO REALTY TRUST
Address 109 BLANCHARD RD. LAWRENCE, MA 01843
Street City, State, Zip
Phone 508-725-4419 Email sdoherly@diamondironworks.com
- Applicant Interest:** the applicant must have a legal interest in the subject property:
☒ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☐ Lessee/tenant
- Property Owner** ☒ Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name STEPHEN DOHERTY Title TRUSTEE
Organization FTO REALTY TRUST Phone 508-725-4419
Address 109 BLANCHARD RD. LAWRENCE, MA 01843
Street City, State, Zip
Phone 508-725-4419 Email sdoherly@diamondironworks.com

2024 JUL 11 AM 10:50
TOWN CLERK'S OFFICE
ARLINGTON, MA 02178

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name	MARTHA PENZENIK	Title	PRINCIPAL
Organization	MARTHA PENZENIK ARCHITECTS	Phone	781-248-5791
Address	52 MELROSE ST.	ARLINGTON, MA 02474	
	Street	City, State, Zip	
Phone	781-248-5791	Email	MARTHA@PENZENIK.COM

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

3.3.3.A	A. The use requested is listed as a special permit use in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
section(s)	title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum

3.4.4 F. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

5.4.3 Use Regulations for Residential Districts

6.1.10 Location of Parking Spaces

5.3.16 Yards or Setbacks for Lots Adjoining a Street or Public Space

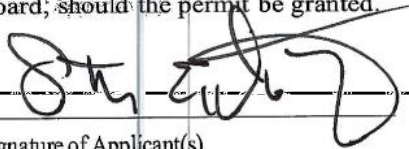
2 Definitions, R-13, Open Space: Usable

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that FTO REALTY, LLC is the owner ☒ or occupant ☐ or purchaser under agreement ☐ of the property in Arlington located at 149 PLEASANT STREET which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☐ has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Sign Board, should the permit be granted.



 Signature of Applicant(s)

109 Blanchard Rd.	Lawrence, MA 01843	508-726-4419
Address		Phone

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

DIMENSIONAL AND PARKING INFORMATION

Property Location: <u>149 Pleasant St.</u>	Zoning District: <u>R4</u>
Applicant: <u>FTO Realty Trust</u>	Address: <u>109 Blanchard Rd. Lawrence, MA 01843</u>
Present Use/Occupancy: No. of Dwelling Units: <u>One Single Family Dwelling</u>	Uses and their gross square feet: <u>3338 GSF.</u>
Proposed Use/Occupancy: No. of Dwelling Units: <u>One Three-Family Dwelling</u>	Uses and their gross square feet: <u>6235 GSF.</u>

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use	
Lot Size	9801 SQ. FT.	9801 SQ. FT.	min.	7500 SQ. FT.
Frontage	89.27 FT.	89.27 FT.	min.	75 FT.
Floor Area Ratio ¹	.34	.63	max.	0
Lot Coverage (%), where applicable	17%	19%	max.	35%
Lot Area per Dwelling Unit (sf)	8125 S.F.	2648 S.F.	min.	0
Front Yard Depth (feet)	26.9 FT	25.2 FT	min.	25 FT
Side Yard Width (feet)	right side	10.2 FT	min.	10 FT
	left side	28.8 FT	min.	25 FT
Rear Yard Depth (feet)	20.1 FT	20.2 FT	min.	20 FT
Height	stories	1	stories ²	3
	feet	15'-0"	Feet	35'
Open Space (% of G.F.A.) ³	232%	99%	min.	30%
	Landscaped (sf)	7847 S.F.	(sf)	619 S.F.
	Usable (sf)	0 S.F.	(sf)	625 S.F. min.
Parking Spaces (#) ⁴	1	6	min.	3
Parking Area Setbacks (feet) (where applicable)	26.2	0	min.	25
Loading Spaces (#)	NA	NA	min.	NA
Bicycle Parking ⁵	short term	NA	min.	NA
	long term	NA	min.	NA

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

IMPACT STATEMENT REQUIREMENTS

Projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw) and Environmental Design Review Criteria (see Section 3.4) of the Zoning Bylaw. Please submit an impact statement that describes your proposal, and addresses each of the following criteria.

SPECIAL PERMIT CRITERIA

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

ENVIRONMENTAL DESIGN REVIEW CRITERIA

1. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
3. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

5. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.
6. In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all **storm water facilities** such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.
7. **Utility Service.** Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
8. **Advertising Features.** The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.
9. **Special Features.** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
10. **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
11. **Heritage.** With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
12. **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
13. **Sustainable Building and Site Design.** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. (LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b>)

NARRATIVE

Proposed Residences at 149 Pleasant Street Arlington MA

The land parcel, at 149 Pleasant Street, created in 1898, was originally a part of the George H. Gray Estate. It was never built upon until the existing single family ranch house was constructed in 1947. As this house is not of the character or the scale of the other houses in the Pleasant Street Historic District, it is not considered to be a contributing asset, whereas, the proposed house, in the Italian Renaissance Revival style, as presented herein, was approved by the AHDC and deemed to be an asset to both the neighborhood and the town.

Although the zoning for this property is R4, we are proposing a three-family dwelling. There will be two side-by-side units on the upper floors and one unit on the lower floor. As the site slopes from west to east by approximately 17'-0", we have been able to create an entrance from grade directly into the lower level. This dwelling unit will be compliant with the Massachusetts AAB Rules and Regulations.

We are proposing that there be two driveways, one leading to a lower parking area accessible from Pleasant St. belonging to the lower unit and an upper parking area, for the upper units, accessible by a driveway from Gray St. In separating the parking areas and providing a turnaround in the lower driveway, merging into the traffic on Pleasant Street will be greatly eased. The presence of two driveways but on different streets will not be detrimental to the neighborhood but instead will be of benefit to it.

The following conditions necessitate the request for a Special Permit:

1. As per Section 5.4.3 Use Regulations for Residential Districts, Class of Use: R4, Three-family Dwelling: SP
2. As per Section 6.1.10 Location of Parking Spaces, A,not more than one driveway shall be permitted unless there is a finding, by the Special Permit Granting Authority for the development, that a second driveway...may be added...
3. As per Section 5.3.16 Yards or Setbacks for Lots Adjoining a Street or Public Open Space, we request that a Special Permit be granted for an adjustment allowing parking within a front yard setback on Gray Street for both upper and lower parking areas due to difficult site conditions.
4. As per Section 2 Definitions, R-13, Open Space: Usable, Open space shall be deemed usable only if at least 75% of the area has a grade of less than 8% and no horizontal dimension is less than 25 feet. The average property grade of 149 Pleasant St. is 16% with no 25 foot dimension being less than 8%.

The existing house has 3,338 gross square feet (FAR 34) and the proposed house will be 6,235 square feet (FAR 63). The lot is 9,801 square feet (7,500 min. required) and the Pleasant Street frontage is 89.27 feet (75' min. required.). The current lot coverage is 17%, the proposed is 19% and the maximum allowed is 35%.

The existing front yard depth is 26.9', the proposed is 25.2' and the minimum required is 25'. The left side yard depth is 28.8, the proposed is 26.7' and the minimum required is 25' as it is a corner lot. The rear yard depth is 20.1', the proposed is 20.2' and the required is 20'. The existing height is approximately 15' and the proposed height, as measured from the average grade taken across the property, will be 33.25' and the maximum allowed is 35'.

The proposed landscaped open space is 6,191 square feet which is 99% GFA. The proposed usable open space is 0 as the grade of the property does not allow for less than 8% grade.

There will be grade changes and soil redistribution on the property, however a stand of pine trees on the northeast side of the property will be preserved as best as possible. Three will need to be removed as they currently overhang the roof of the existing house. Native plantings will be incorporated into the new landscape.

The new house and the landscape features, including the incorporation of stone retaining walls, so common in this neighborhood, will be harmonious with the adjacent properties.

Best use practices to prevent and mitigate stormwater runoff and erosion will be in place the duration of the construction. Permanent stormwater management provisions include drywells, stone infiltration trenches, permeable grout, plantings and native vegetation.

149 PLEASANT STREET ARLINGTON, MA IMPACT STATEMENT

3.3.3 Special Permit Criteria

1. Use Requested:

As per Section 5.4.3 Use Regulations for Residential Districts, Class of Use: R4, Three Family Dwelling: SP

2. Desirability of Requested Use:

The requested use is for 3 units instead of the 4 unit zoning designation, thereby lessening density and congestion in the neighborhood.

3. Traffic Congestion and Pedestrian Safety:

The lower driveway has a turnaround so that no car will back out onto Pleasant St., as is currently the case, but rather drive straight out and merge with the traffic. This will be safer for pedestrians, as they will be more visible to the driver, and will ease vehicular congestion.

4. Municipal Systems:

The requested use will not overload any public water, drainage, sewer system or other municipal system.

5. Special Regulations:

There are none for this use.

6. District Integrity:

The character of the building is that of a single family house, as is typical for the neighborhood. Zoning is for a block of 4 townhouses, which is undesirable in the Pleasant Street Historic District.

7. Excess of Use Causation:

This cannot be determined but it is unlikely to occur.

3.4.4 Environmental Design Review Standards

1. Preservation of Landscape:

The two significant features of the landscape are the stand of pine trees along the northern border and the dramatic slope of the land. The upper parking area will be created by retaining walls and infill soil. The lower parking area and ground floor entry will again be created by retaining walls and excavation. The general feel of the land will be experienced from Gray Street where the property follows the grade of the roadway. Three of the pines will be removed as they overhang the existing roof. Every effort will be made to preserve the remaining trees. The new plantings will native species.

2. Relationship of the Building to its Environment:

The new house and the site improvements will be well suited to the neighborhood in both materials (stone walls and stucco) and massing that matches the scale of the other large houses that line Pleasant Street.

3. Open Space:

The new house is to be located on the approximate footprint of the existing house so the feeling of open space will remain similar.

4. Circulation:

There is no public pedestrian circulation on the property at this time nor will there be in the future. Vehicular circulation will be controlled by having two driveways. One from Gray St. serving the upper parking area and one from Pleasant St. serving the lower parking area. The lower driveway has a turnaround so that no car will back out onto Pleasant St., as is currently the case, but rather drive straight out and merge with the traffic. This will be safer and ease congestion.

5. Surface Water Drainage:

Please see the attached engineered site plan.

6. Utility Service:

We request that all electrical, telephone, cable TV and other such lines remain above ground as they currently are and is typical for the area.

7. Advertising Features:

There will be none.

8. Special Features:

There will be none.

3.4.4 Environmental Design Review Standards continued

9. Safety:

The interior and exterior of the structure has been designed in such a way as to maximize facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment.

10. Heritage:

The house is in the Pleasant Street Historic District and the project has been approved by the AHDC.

11. Microclimate:

The building will be constructed to be in compliance with the International Building Code and all applicable energy efficiency requirements therein.

12. Sustainable Building and Site Design:

Please see the attached engineered site plan for sustainable site practices. The indoor environmental air quality will be controlled by current best practices in heating, cooling and ventilation as well as energy efficient appliances and equipment. There will be neither solar panels nor LEED certification.



LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise

Project Checklist

Project Name: 149 Pleasant St Proposed 3 Family House

Date: 7/8/2024



Credit Integrative Process

2

0 0 0 Location and Transportation 15

Y Prereq Floodplain Avoidance Required

PERFORMANCE PATH

Credit LEED for Neighborhood Development Location 15

PRESCRIPTIVE PATH

Credit Site Selection 8

Credit Compact Development 3

Credit Community Resources 2

Credit Access to Transit 2

0 0 0 Sustainable Sites 7

Y Prereq Construction Activity Pollution Prevention Required

Y Prereq No Invasive Plants Required

Credit Heat Island Reduction 2

Credit Rainwater Management 3

Credit Non-Toxic Pest Control 2

0 0 0 Water Efficiency 12

Y Prereq Water Metering Required

PERFORMANCE PATH

Credit Total Water Use 12

PRESCRIPTIVE PATH

Credit Indoor Water Use 6

Credit Outdoor Water Use 4

0 0 0 Energy and Atmosphere 38

Y Prereq Minimum Energy Performance Required

Y Prereq Energy Metering Required

Y Prereq Education of the Homeowner, Tenant or Building Manager Required

PERFORMANCE PATH

Credit Annual Energy Use 29

BOTH PATHS

Credit Efficient Hot Water Distribution System 5

Credit Advanced Utility Tracking 2

Credit Active Solar Ready Design 1

Credit HVAC Start-Up Credentialing 1

PRESCRIPTIVE PATH

Y Prereq Home Size Required

Credit Building Orientation for Passive Solar 3

Credit Air Infiltration 2

Credit Envelope Insulation 2

Credit Windows 3

Credit Space Heating & Cooling Equipment 4

EA PRESCRIPTIVE PATH (continued)

Credit Heating & Cooling Distribution Systems 3

Credit Efficient Domestic Hot Water Equipment 3

Credit Lighting 2

Credit High Efficiency Appliances 2

Credit Renewable Energy 4

0 0 0 Materials and Resources 10

Y Prereq Certified Tropical Wood Required

Y Prereq Durability Management Required

Credit Durability Management Verification 1

Credit Environmentally Preferable Products 4

Credit Construction Waste Management 3

Credit Material Efficient Framing 2

0 0 0 Indoor Environmental Quality 16

Y Prereq Ventilation Required

Y Prereq Combustion Venting Required

Y Prereq Garage Pollutant Protection Required

Y Prereq Radon-Resistant Construction Required

Y Prereq Air Filtering Required

Y Prereq Environmental Tobacco Smoke Required

Y Prereq Compartmentalization Required

Credit Enhanced Ventilation 3

Credit Contaminant Control 2

Credit Balancing of Heating and Cooling Distribution Systems 3

Credit Enhanced Compartmentalization 1

Credit Enhanced Combustion Venting 2

Credit Enhanced Garage Pollutant Protection 2

Credit Low Emitting Products 3

0 0 0 Innovation 6

Y Prereq Preliminary Rating Required

Credit Innovation 5

Credit LEED AP Homes 1

0 0 0 Regional Priority 4

Credit Regional Priority: Specific Credit 1

Credit Regional Priority: Specific Credit 1

Credit Regional Priority: Specific Credit 1

Credit Regional Priority: Specific Credit 1

0 0 0 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

149 PLEASANT STREET ARLINGTON MA
PRODUCTS & MATERIALS

WINDOW NOTES:

1. ALL WINDOWS TO BE WOOD EXTERIOR.
2. DOUBLE HUNG AND AWNING WINDOWS ARE SPECIFIED AS THE MARVIN WOOD ULTIMATE LINE. OR EQUAL MAY BE SUBSTITUTED BUT MUST HAVE SAME SIZES AND SPECIFICATIONS.
3. 7/8" SIMULATED DIVIDED LIGHT WITH ALUMINUM SPACER BAR
4. HISTORIC SILL
5. EXTERIOR WINDOW TRIM TO BE WOOD 1X5 WITH BACKBAND

DOOR NOTES:

1. 36" W X 84" H
2. 6803 WITH DENTIL SHELF BY SIMPSON DOOR, OR EQUAL
3. TRIM TO BE WOOD 1X5 WITH BACKBAND

ROOFING

1. ROOFING MATERIAL TO BE ARCHITECTURAL STYLE COMPOSITE ASPHALT SHINGLE.
2. GUTTERS TO BE FIBERGLASS IN SHAPE OF WOOD GUTTER BY THE FIBERGLASS GUTTER COMPANY, PEMBROKE, MA OR EQUAL

FOUNDATION NOTES:

1. FOUNDATION WALLS ARE POURED IN PLACE CONCRETE WITH BRICK VENEER

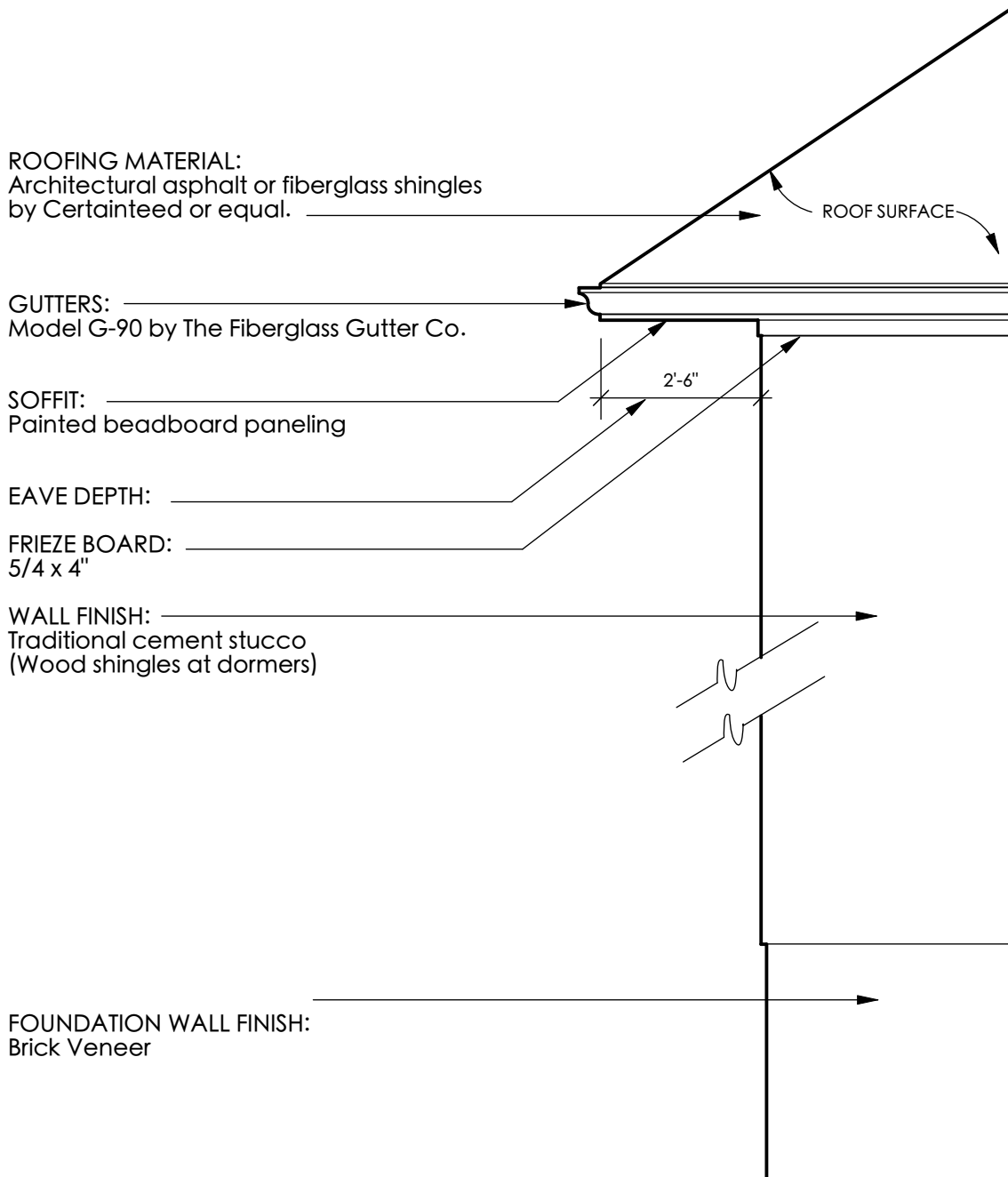
PORCHES AND STAIRS:

1. ALL PORCH AND STAIR ELEMENTS INCLUDING DECKING, EXCLUDING COLUMNS AND RAILINGS, TO BE WOOD ONLY.
2. COLUMNS TO BE TURNCRAFT OR EQUAL:
12" DURAGLASS TUSCAN NON-TAPERED SHAFT WITH TUSCAN BASE AND CAP.
3. 1/2" WROUGHT IRON BALUSTERS.
4. 1" x 1" WROUGHT IRON POSTS
5. 2" WROUGHT IRON TOP AND BOTTOM RAILS

EXTERIOR WALL FINISH:

1. 7" TO WEATHER WOOD SHINGLES W/ WOVEN CORNERS ON ALL DORMER FRONT AND SIDES
2. TRADITIONAL CEMENT STUCCO ON ALL HOUSE FACADES.
3. ALL DECK AND PORCH MATERIALS TO BE WOOD.

149 PLEASANT STREET ARLINGTON MA
PRODUCTS & MATERIALS



WINDOWS 1



Products

Solutions

Inspiration



INTERIOR

EXTERIOR

Ultimate Wood Double-hung
w/ 7/8" s.d.l. & alum. spacer bar;
historic sill; clear insulated glass; half
fiberglass screen; by Marvin.

Simulated Divided Lite with
Spacer Bar (SDLS)



Paired with SDL bars on the exterior of the
glass, a spacer bar is installed between the
glass, creating an even closer match to the
Authentic Divided Lite look.



Products

Solutions

Inspiration



Shown clad but available in wood

INTERIOR

EXTERIOR

Ultimate Wood Awning w/ 7/8" s.d.l. & alum.
spacer bar; fiberglass screen; historic sill

Ultimate Wood Double Hung

The all-wood Marvin
Signature® Ultimate Wood
Double Hung window is a
classic style ideal for historic
projects where a wood
exterior is needed to match
original architectural details.
Flexible design options like
wood species and stains
coupled with single hung or
stationary sash
configurations assist with
historical accuracy, while
wash mode makes cleaning
easy.

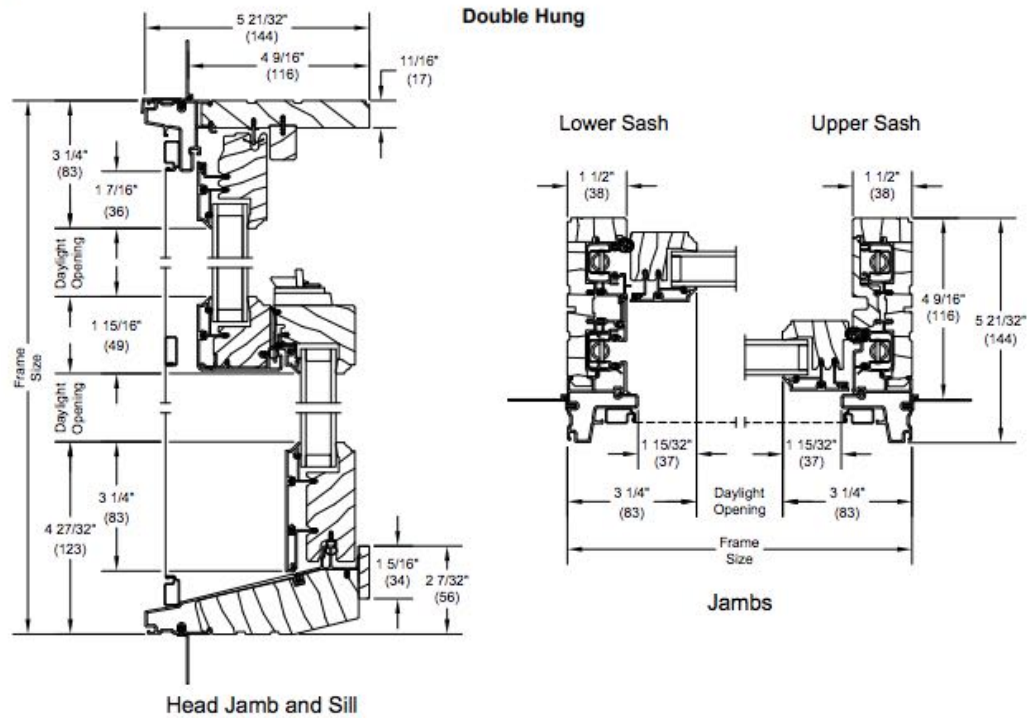
MARVIN WOOD DOUBLE HUNG WINDOW DETAILS



Ultimate Double Hung G2

Section Details: Operating

Scale: 3" = 1' 0"

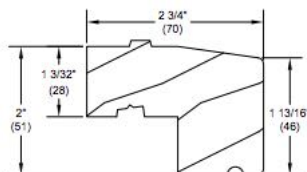


Essential Glider

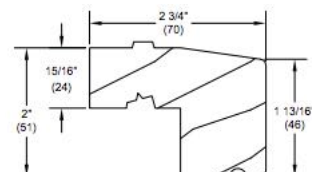
Section Details: Operator

Scale: 3" = 1' 0"

HISTORIC SILLS



W2165 - 2" Thick Subsill (UWDH)



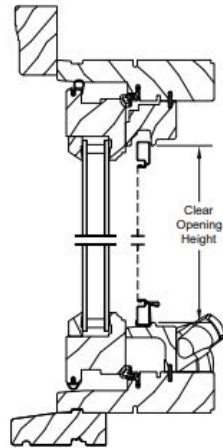
W10340 - 2" Simulated Thick Subsill (UWCA)

MARVIN WOOD AWNING WINDOW DETAILS

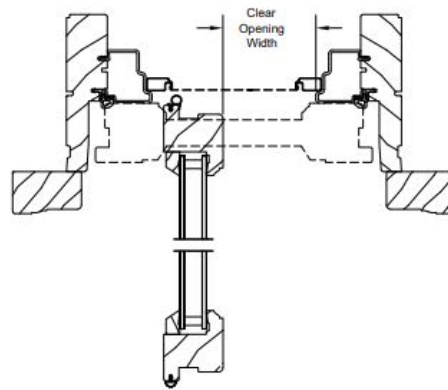


Ultimate Wood Casement, Awning and Picture

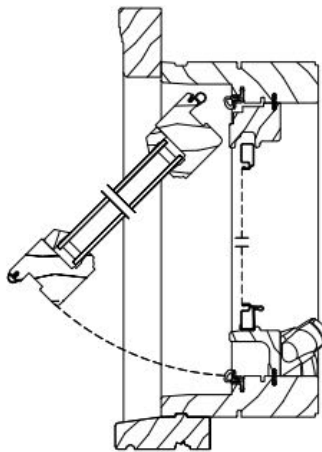
Egress and Vent Opening Measurement for Full Frame Casement and Awning



Head Jamb and Sill



Jambs



Head Jamb and Sill

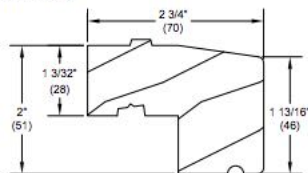


Accessories

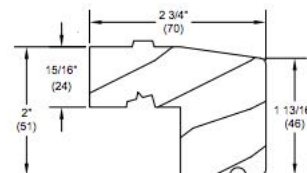
Wood Subsills

Not to Scale

HISTORIC SILLS



W2165 - 2" Thick Subsill (UWDH)



W10340 - 2" Simulated Thick Subsill (UWCA)

DOORS



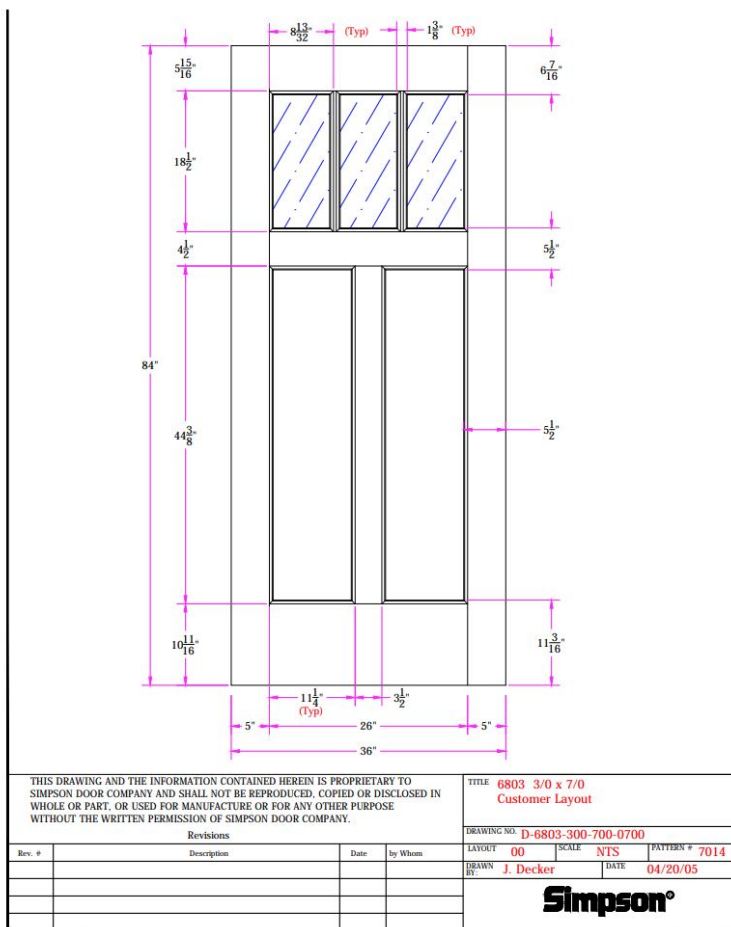
A&M # 60124
7/8" X 1-3/16"

Window and door trim



36"X80" fir exterior door
model# 6803 with small
dentil shelf #9540 by
Simpson Doors

NO SCREEN DOOR



GUTTER AND DOWNSPOUT



Home

About Us

Fiberglass Gutter Advantage >

Fiberglass Gutter Profiles

Fiberglass Gutter Info >

Fiberglass Gutter Pictures

This Old House

News & Events

Request A Free Estimate

Careers



Our Standard Fiberglass Gutter Profiles

Our standard fiberglass wood replacement gutter profiles are hand laid and come with genuine woodgrain texture and have a protective gelcoat shell. Our standard profiles are available in vintage white and in [custom colors](#).



Galvanized Steel Round Corrugated Downspouts

Item # GARCD3XG26X | 3 Rnd. Corrugated Downspout | Galvanized 26 GA



DOWNSPOUTS TERMINATE INTO
PVC PIPE EXTENSIONS LEADING
TO DRY WELLS. See Drawings

COLUMN

Poly-Classic® FRP Columns

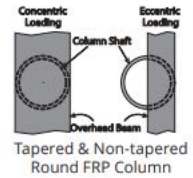
Tapered Round Shaft Specifications

Available fluted and unfluted in a wide range of sizes. Flutes in most 8", 10", and 12" diameter tapered shafts are molded right into the shaft, providing consistent ionic fluting. All sizes can also be custom-fluted for specific opening heights, and adjusted for the cap and base chosen. When shafts are custom fluted, typically the flutes end 1" from the top of the base.

Column Bottom Diameter ±	5'	6'	8'	9'	10'	12'	14'	16'	18'	20'	22'	24'	Concentric Load *	Eccentric Load *
6"	✓	✓	✓										6,000 lb.	6,000 lb.
8"	✓	✓	✓	✓	✓	✓							10,000 lb.	6,600 lb.
10"	✓	✓	✓	✓	✓	✓							14,000 lb.	10,720 lb.
12"	✓	✓	✓	✓	✓	✓	✓	✓					18,000 lb.	13,200 lb.
14"			✓	✓	✓	✓	✓	✓	✓	✓			20,000 lb.	11,520 lb.
16"	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			20,000 lb.	13,200 lb.
18"			✓	✓	✓	✓	✓	✓	✓	✓	✓		20,000 lb.	9,040 lb.
20"			✓		✓	✓	✓	✓	✓	✓	✓		20,000 lb.	18,960 lb.
24"			✓		✓	✓	✓	✓	✓	✓	✓	✓	20,000 lb.	13,200 lb.

All Poly-Classic® FRP Columns are available with custom fluting.

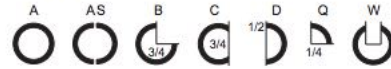
- ✓ Available unfluted.
- Available with standard flutes.



± Actual shaft width may be smaller than nominal size shown.
* Load capacities are reduced when loads are not centered. Full documentation regarding eccentric load capacities can be found online at Turncraft.com/pdf/EccentricLoad.pdf and Turncraft.com/pdf/LoadAddendum.pdf. Please refer to the online documentation regarding maximum eccentricity (beam offset from center) and other specifications.

PLAN TYPES

Poly-Classic® FRP Columns are available in the plan types below. Please specify when you order. (Fractional components shown are typical. Customer may specify actual returns, wall thicknesses, etc.)

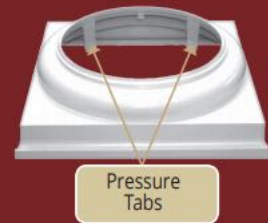


TIMESAVER CAP AND BASE

New to the Turncraft product line, our 8" Square TimeSaver Cap and Base employs the same Quick-Fit installation pressure tabs as our round 8", 10", and 12" TimeSaver products. Our TimeSaver cap and base offers the easiest and quickest installation in the industry.



- Made out of fiber-reinforced recycled ABS (acrylonitrile butadiene styrene)
- Designed for use on round FRP columns in 8", 10", and 12" sizes
- Made with 95% recycled material
- Extremely strong and durable
- Self aligning with no fasteners
- Excellent paint adhesion
- Fast installation

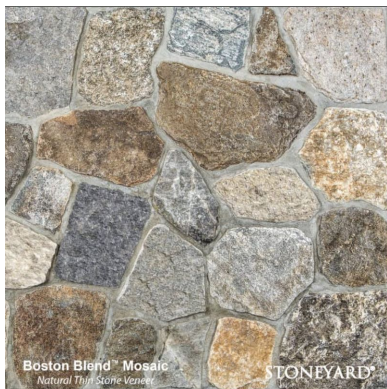


FRP Tuscan Tapered
Round Smooth

10" FRP Tuscan Tapered
Round Smooth Column by
Turncraft



WROUGHT IRON RAILINGS WITH 1/2" SQUARE BALUSTERS, 1" POSTS AND 2" HANDRAIL



Boston Blend® Mosaic
Natural Thin Stone Veneer

STONEYARD

BOSTON BLEND MOSAIC

Boston Blend® Mosaic, a natural stone product that can elevate the look of any space with its elegance and charm. The unique texture and color variation of this mosaic create depth and character in your design. With a wide range of colors including brown, gray, white, and beige, you have plenty of options to choose from.

[View Details](#)

[Request a Quote](#)

RETAINING WALL STONE VENEER

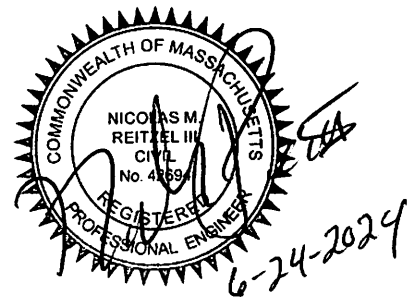


10 GEORGE STREET, SUITE 208, LOWELL, MA 01852 • 978-201-9390 • WWW.LANDPLEX.COM
CONSULTING • SURVEYING • CIVIL ENGINEERING • GEO-TECHNICAL

STORMWATER REPORT

149 PLEASANT STREET
ARLINGTON, MASSACHUSETTS

JUNE 24, 2024



PREPARED FOR:

FTO REALTY
109 BLANCHARD ROAD
LAWRENCE, MASSACHUSETTS

TABLE OF CONTENTS:

SECTION 1.0	PROJECT NARRATIVE WITH SUMMARY TABLE AND MASSDEP STORMWATER STANDARDS <ul style="list-style-type: none">1.1 PROJECT NARRATIVE1.2 MASSDEP STORMWATER STANDARDS1.3 STORMWATER CHECKLIST
SECTION 2.0	MAPS <ul style="list-style-type: none">2.1 LOCUS MAP2.2 USGS TOPOGRAPHIC MAP2.3 ARLINGTON GIS MAP2.4 AERIAL IMAGE2.5 FEMA FIRMETTE FLOOD PLAIN MAP
SECTION 3.0	STORMWATER CALCULATIONS AND DATA DRAINAGE CALCULATIONS (HYDROCAD DATA) WITH ATTACHED SUBCATCHMENT PLANS
SECTION 4.0	CONSTRUCTION-PERIOD, OPERATION & MAINTENANCE, AND LONG-TERM POLLUTION PREVENTION PLAN <ul style="list-style-type: none">4.1 INTRODUCTION4.2 RESPONSIBLE PARTIES4.3 CONSTRUCTION PERIOD MAINTENANCE PROCEDURES4.4 POST-DEVELOPMENT PERIOD MAINTENANCE PROCEDURES
ATTACHMENTS	- SOIL LOGS

SECTION 1: PROJECT NARRATIVE WITH SUMMARY TABLE AND MASSDEP STORMWATER STANDARDS

SECTION 1.1 - PROJECT NARRATIVE

The subject property, located at 149 Pleasant Street, is located in the R4 (Residence 4) zoning district in Arlington, Massachusetts. The subject property contains 9,805± square feet of area and is a corner lot with frontage along the western side of Pleasant Street and the northern side of Gray Street. Presently the property contains a 2-story, single-family dwelling with a paved driveway.

The on-site soils are medium to coarse sand with a Hydrologic Soil Group (HSG) rating of "A", as confirmed by soil test holes conducted across the site. The subject property gradually slopes from west to east, from the corner of the property on Gray Street down across the property towards Pleasant Street and a corner of the northeastern abutter's property (at 145 Pleasant Street). For the purposes of the HydroCAD stormwater analysis, Pleasant Street and the northeastern abutter serve as the pre-development and post-development analysis point.

The no portion of the subject property is located within any FEMA Flood Hazard Area.

The applicant is proposing to raze the existing dwelling and remove the existing paved driveway, and to construct a 2.5-story, 3-family dwelling with a paved driveway off of Pleasant Street and another paved driveway off of Gray Street.

In order to mitigate stormwater runoff for this proposed redevelopment, there will be roof drains leading to proposed drywells, as well as a gravel treatment and infiltration trench along the downgradient side of the proposed driveway off of Gray Street, and a deep-sump catch basin within the proposed driveway off of Pleasant Street.

SECTION 1.2 – SUMMARY TABLE & STORMWATER STANDARDS

STANDARD 1 - No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

This Standard is met.

STANDARD 2 - Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

The following table summarizes the Pre- vs. Post-development runoff calculations from the attached HydroCAD data, demonstrating compliance with Standard 2:

	Analysis Point	1R	2R
2-YEAR (3.1 inches)	Pre Runoff (cfs)	0.03	0.00
	Post Runoff (cfs)	0.00	0.00
	Change	-0.03 (-100%)	-0.00 (-0%)
10-YEAR (4.5 inches)	Pre Runoff (cfs)	0.16	0.01
	Post Runoff (cfs)	0.04	0.00
	Change	-0.12 (-75%)	-0.01 (-100%)
25-YEAR (5.4 inches)	Pre Runoff (cfs)	0.27	0.03
	Post Runoff (cfs)	0.09	0.02
	Change	-0.18 (-67%)	-0.01 (-33%)

This Standard is met.

STANDARD 3 - Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This Standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

Required Recharge Volume (R_V)

R_V = Total Post-Dev. Impervious Area (sf) * 0.60 inches for A-type soils * 1/12 ft/inches

R_V = 4,300 ± sf * 0.60 inches * 1/12 ft/inches

R_V = 215±cf

The proposed drywells (11P & 12P) and the gravel treatment and infiltration trench (22P) have a total combined storage volume of 527±cf (3,942±gallons), exceeding the required volume.

Drawdown Time

The proposed drywell at Pond 11P has a total storage volume of 222±cf and a bottom area of 50±sf.

$$\begin{aligned}T(11P) &= \text{Volume} / (K * \text{Bottom Area}) \\&= 222\pm\text{cf} / (8.27 \text{ in/hr} * (1 \text{ ft}/12 \text{ in}) * 50\pm\text{sf}) = 6.4\pm \text{ hours} \\6.4 \text{ hours} &< 72 \text{ hours}\end{aligned}$$

The proposed drywell at Pond 21P has a total storage volume of 297±cf and a bottom area of 50±sf.

$$\begin{aligned}T(21P) &= \text{Volume} / (K * \text{Bottom Area}) \\&= 297\pm\text{cf} / (8.27 \text{ in/hr} * (1 \text{ ft}/12 \text{ in}) * 50\pm\text{sf}) = 8.6\pm \text{ hours} \\8.6 \text{ hours} &< 72 \text{ hours}\end{aligned}$$

The proposed gravel trench at Pond 22P has a total storage volume of 80±cf and a bottom area of 40±sf.

$$\begin{aligned}T(13P) &= \text{Volume} / (K * \text{Bottom Area}) \\&= 80\pm\text{cf} / (8.27 \text{ in/hr} * (1 \text{ ft}/12 \text{ in}) * 40\pm\text{sf}) = 2.9\pm \text{ hours} \\2.9 \text{ hours} &< 72 \text{ hours}\end{aligned}$$

This Standard is met.

STANDARD 4 - Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). This Standard is met when: (a) Suitable practices for source control and pollution prevention are identified in a long-term pollution prevention plan, and thereafter are implemented and maintained; (b) Structural stormwater best management practices are sized to capture the required water quality volume determined in accordance with the Massachusetts Stormwater Handbook; and (c) Pretreatment is provided in accordance with the Massachusetts Stormwater Handbook.

Water Quality Volume

$$\begin{aligned}V_{WQ} &= (D_{WQ} / 12 \text{ in/ft}) * A_{IMP} \\&= (1.0 \text{ in} / 12 \text{ in/ft}) * 4,300\pm\text{sf} \\&= 358\pm\text{cf}\end{aligned}$$

The proposed drywells (11P & 12P) and the gravel treatment and infiltration trench (22P) have a total combined storage volume of 527±cf (3,942±gallons), exceeding the required volume.

There are two treatment trains for the proposed development:

Deep Sump Catch Basin/Filter Trench → Drywell:

<u>Initial Load</u>	<u>BMP</u>	<u>TSS Removal</u>	<u>Remaining TSS Load</u>
1.00	Deep Sump CB/Filter Trench (25%)	-0.25	0.75
0.75	Drywell (80%)	-0.60	0.15

This treatment train removes 85% of the TSS Load

This Standard is met.

STANDARD 5 - *Land Uses with Higher Potential Pollutant Loads (LUHPPL).*

The proposed development is not a LUHPPL.

This Standard is met.

STANDARD 6 - *Stormwater discharges within critical areas.*

The proposed development is not located within a critical area.

This Standard is met.

STANDARD 7 - *Redevelopment Projects.*

Though the proposed project is a redevelopment, it complies with all stormwater standards.

This Standard is met.

STANDARD 8 - *A plan to control construction-related impacts including erosion, sedimentation, and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.*

Please refer to the *Construction, Operation and Maintenance, and Long-term Pollution Prevention Plan*.

This Standard is met.

STANDARD 9 - *A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.*

Please refer to the *Construction, Operation and Maintenance, and Long-term Pollution Prevention Plan*.

This Standard is met.

STANDARD 10 - *All illicit discharges to the stormwater management system are prohibited.*

Please refer to the *Construction, Operation and Maintenance, and Long-term Pollution Prevention Plan*.

This Standard is met.



Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide



Checklist for Stormwater Report

conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



N. M. Reitzel III 6-24-2024
Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- ☐ New development
- ☒ Redevelopment
- ☐ Mix of New Development and Redevelopment

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of



Checklist for Stormwater Report

the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☒ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☐ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
 - ☐ Credit 1
 - ☐ Credit 2
 - ☐ Credit 3
- ☐ Use of "country drainage" versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): _____

Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☒ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☐ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

Checklist (continued)

Standard 2: Peak Rate Attenuation



Checklist for Stormwater Report

- ☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- ☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- ☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

- ☒ Soil Analysis provided.
- ☒ Required Recharge Volume calculation provided.
- ☐ Required Recharge volume reduced through use of the LID site Design Credits.
- ☐ Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - ☒ Static
 - ☐ Simple Dynamic
 - ☐ Dynamic Field¹
- ☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.
- ☒ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- ☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- ☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
 - ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
 - ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- ☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- ☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

Checklist (continued)

Standard 3: Recharge (continued)



Checklist for Stormwater Report

- ☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- ☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- ☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
- ☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
- ☐ is within the Zone II or Interim Wellhead Protection Area
 - ☐ is near or to other critical areas
 - ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - ☐ involves runoff from land uses with higher potential pollutant loads.
- ☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.
- ☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist (continued)

Standard 4: Water Quality (continued)



Checklist for Stormwater Report

- ☒ The BMP is sized (and calculations provided) based on:
 - ☒ The ½" or 1" Water Quality Volume or
 - ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- ☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- ☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- ☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- ☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted *prior to* the discharge of stormwater to the post-construction stormwater BMPs.
- ☐ The NPDES Multi-Sector General Permit does *not* cover the land use.
- ☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- ☐ All exposure has been eliminated.
- ☐ All exposure has *not* been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- ☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- ☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- ☐ Critical areas and BMPs are identified in the Stormwater Report.

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable



Checklist for Stormwater Report

- ☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
- ☐ Limited Project
 - ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - ☒ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - ☐ Bike Path and/or Foot Path
 - ☒ Redevelopment Project
 - ☐ Redevelopment portion of mix of new and redevelopment.
- ☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- ☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- ☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)



Checklist for Stormwater Report

- ☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- ☒ The project is **not** covered by a NPDES Construction General Permit.
- ☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- ☐ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

- ☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - ☒ Name of the stormwater management system owners;
 - ☒ Party responsible for operation and maintenance;
 - ☒ Schedule for implementation of routine and non-routine maintenance tasks;
 - ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
 - ☐ Description and delineation of public safety features;
 - ☐ Estimated operation and maintenance budget; and
 - ☐ Operation and Maintenance Log Form.
- ☐ The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- ☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- ☒ An Illicit Discharge Compliance Statement is attached;
- ☐ NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

SECTION 2: MAPS

FIGURE 2.1, LOCUS MAP
(NOT TO SCALE)



FIGURE 2.2
USGS TOPOGRAPHIC MAP
(NO SCALE)

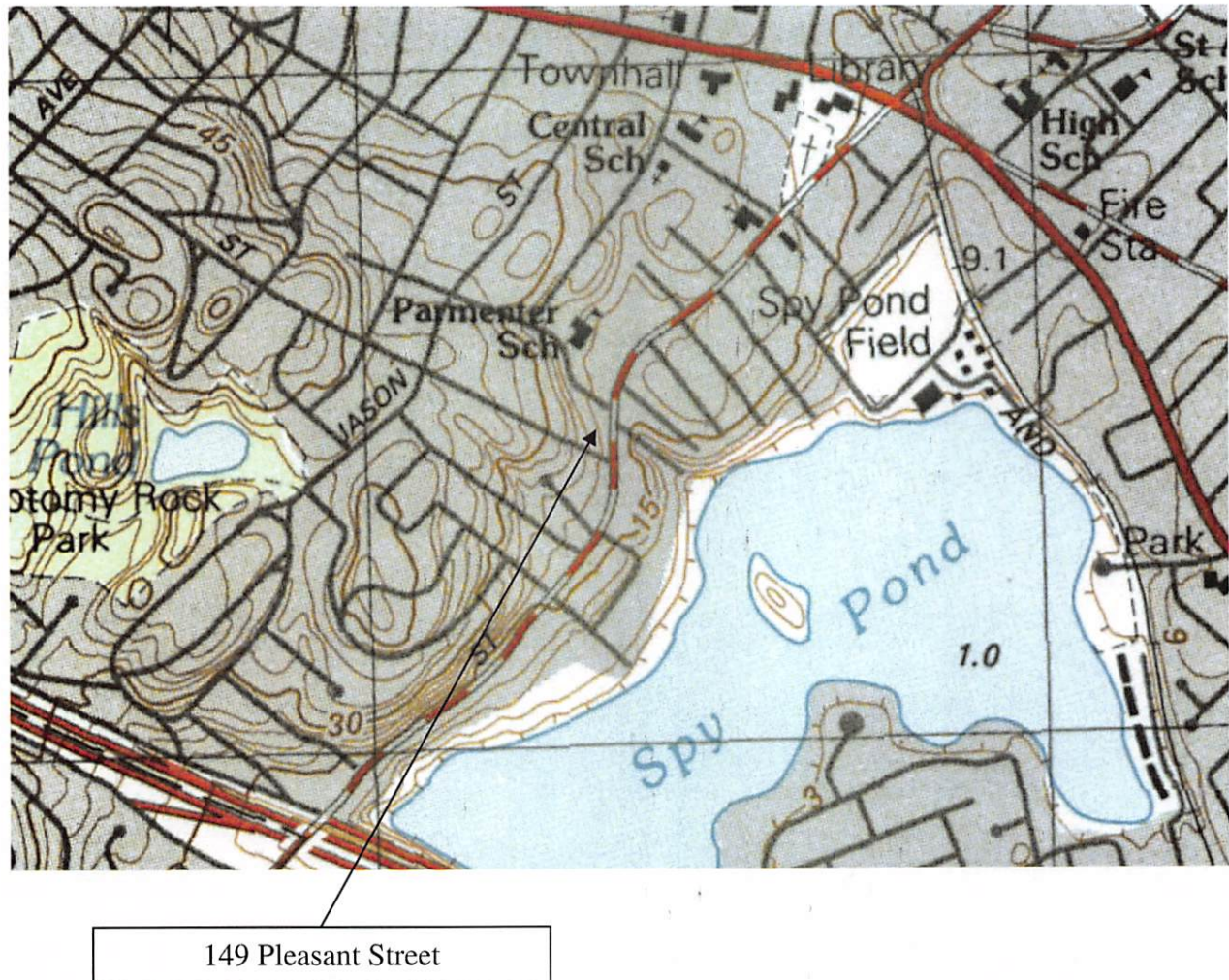


FIGURE 2.3
ARLINGTON GIS MAP
(NO SCALE)



149 Pleasant Street

FIGURE 2.4
AERIAL IMAGE
(NO SCALE)



149 Pleasant Street

FIGURE 2.5
FEMA FIRMETTE FLOOD PLAIN MAP
(NO SCALE)

National Flood Hazard Layer FIRMeTte



Legend

SEE FIG REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, C, AE, AH
	With BFE or Depth Zone AE, AC, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	28.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.6 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
MAP PANELS	Jurisdiction Boundary
	Coastal Transect Baseline
OTHER FEATURES	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

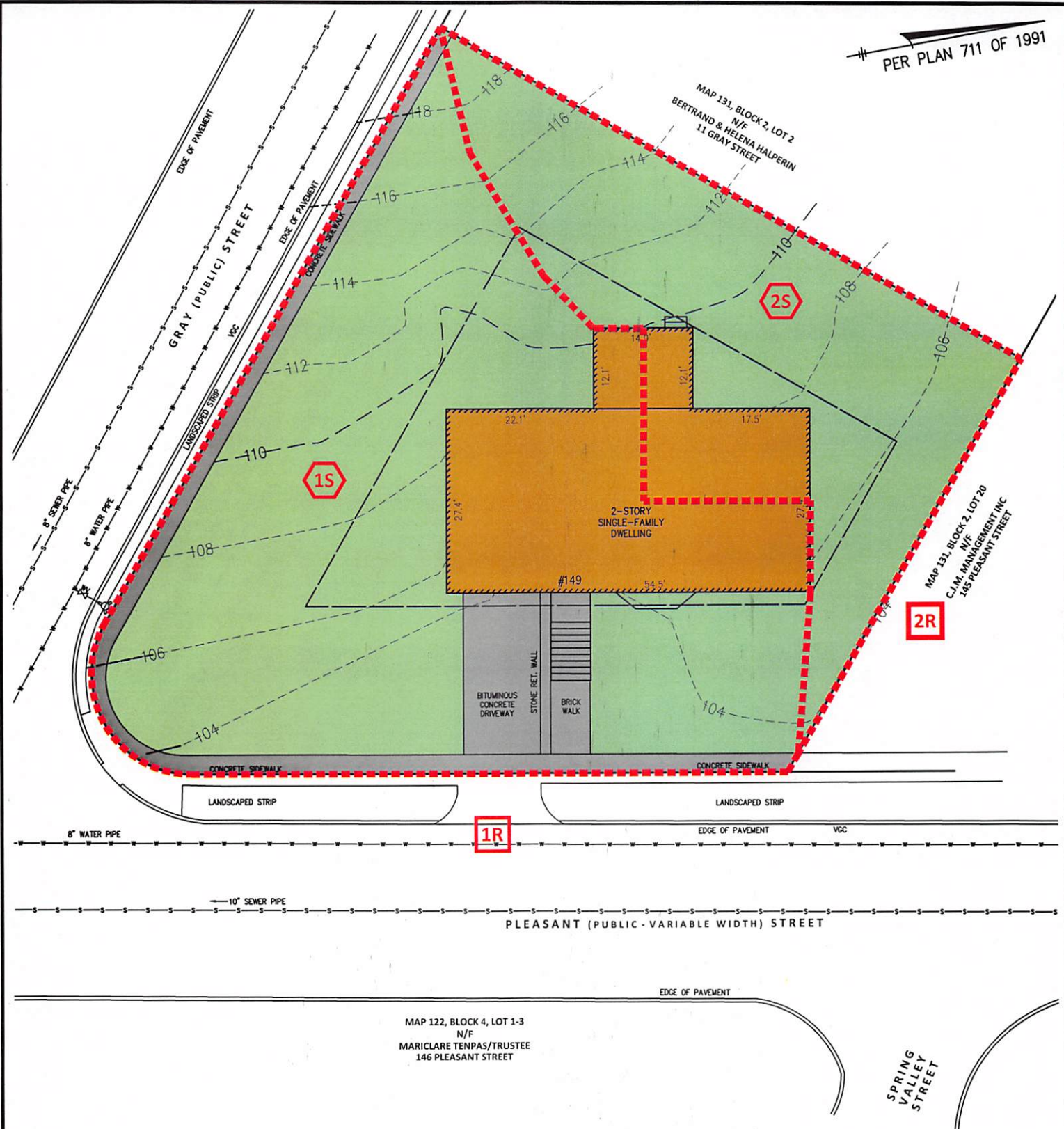
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/20/2024 at 3:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

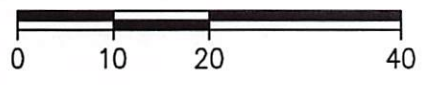
149 Pleasant Street

SECTION 3: STORMWATER CALCULATIONS AND DATA

PER PLAN 711 OF 1991



SCALE: 1"=20'



PRE-DEVELOPMENT SUBCATCHMENT PLAN

149 PLEASANT STREET ARLINGTON, MASSACHUSETTS

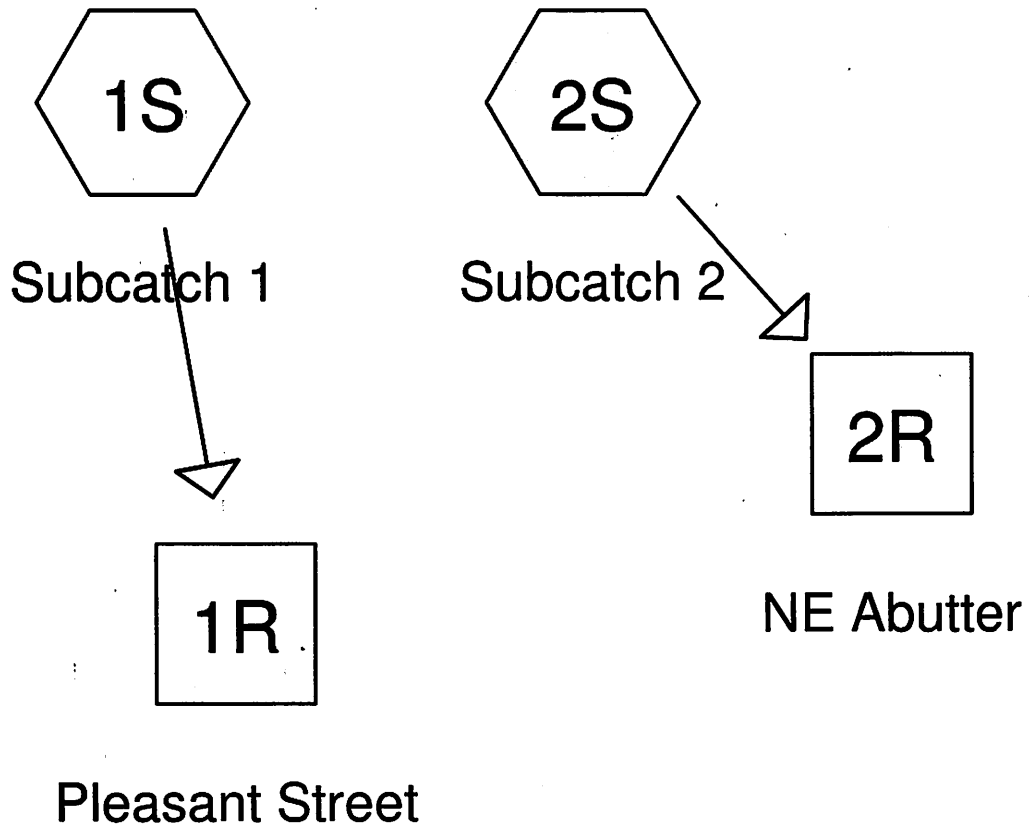
PLAN PREPARED FOR:
FTO REALTY
109 BLANCHARD ROAD
LAWRENCE, MASSACHUSETTS

JUNE 24, 2024

SCALE: 1"=20'



CIVIL ENGINEERING - SURVEYING
10 George Street, Suite 208
Lowell, Massachusetts 01852
978-201-9390 - LandPlex.com



Subcatchment 1S: Subcatch 1

Runoff = 0.03 cfs @ 12.10 hrs, Volume= 0.004 af, Depth> 0.29"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.10"

Area (sf)	CN	Description
2,270	98	Roof, Driveway, Sidewalks
4,480	39	>75% Grass cover, Good, HSG A
6,750	59	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	50	0.1800	0.4		Sheet Flow, Sheet Grass Grass: Short n= 0.150 P2= 3.10"
0.4	60	0.1200	2.4		Shallow Concentrated Flow, Shallow Grass Short Grass Pasture Kv= 7.0 fps
2.8	110	Total			

Subcatchment 2S: Subcatch 2

Runoff = 0.00 cfs @ 14.95 hrs, Volume= 0.000 af, Depth> 0.04"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.10"

Area (sf)	CN	Description
435	98	Paved Parking
2,620	39	>75% Grass cover, Good, HSG A
3,055	47	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	50	0.1600	0.3		Sheet Flow, Sheet Grass Grass: Short n= 0.150 P2= 3.10"
0.3	50	0.1400	2.6		Shallow Concentrated Flow, Shallow Grass Short Grass Pasture Kv= 7.0 fps
2.8	100	Total			

Reach 1R: Pleasant Street

Inflow Area = 0.155 ac, Inflow Depth > 0.29" for 2-Year event
Inflow = 0.03 cfs @ 12.10 hrs, Volume= 0.004 af
Outflow = 0.03 cfs @ 12.10 hrs, Volume= 0.004 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 2R: NE Abutter

Inflow Area = 0.070 ac, Inflow Depth > 0.04" for 2-Year event

Inflow = 0.00 cfs @ 14.95 hrs, Volume= 0.000 af

Outflow = 0.00 cfs @ 14.95 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Subcatchment 1S: Subcatch 1

Runoff = 0.16 cfs @ 12.06 hrs, Volume= 0.011 af, Depth> 0.86"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.50"

Area (sf)	CN	Description
2,270	98	Roof, Driveway, Sidewalks
4,480	39	>75% Grass cover, Good, HSG A
6,750	59	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	50	0.1800	0.4		Sheet Flow, Sheet Grass Grass: Short n= 0.150 P2= 3.10"
0.4	60	0.1200	2.4		Shallow Concentrated Flow, Shallow Grass Short Grass Pasture Kv= 7.0 fps
2.8	110	Total			

Subcatchment 2S: Subcatch 2

Runoff = 0.01 cfs @ 12.27 hrs, Volume= 0.002 af, Depth> 0.32"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.50"

Area (sf)	CN	Description
435	98	Paved Parking
2,620	39	>75% Grass cover, Good, HSG A
3,055	47	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	50	0.1600	0.3		Sheet Flow, Sheet Grass Grass: Short n= 0.150 P2= 3.10"
0.3	50	0.1400	2.6		Shallow Concentrated Flow, Shallow Grass Short Grass Pasture Kv= 7.0 fps
2.8	100	Total			

Reach 1R: Pleasant Street

Inflow Area = 0.155 ac, Inflow Depth > 0.86" for 10-Year event

Inflow = 0.16 cfs @ 12.06 hrs, Volume= 0.011 af

Outflow = 0.16 cfs @ 12.06 hrs, Volume= 0.011 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 2R: NE Abutter

Inflow Area = 0.070 ac, Inflow Depth > 0.32" for 10-Year event

Inflow = 0.01 cfs @ 12.27 hrs, Volume= 0.002 af

Outflow = 0.01 cfs @ 12.27 hrs, Volume= 0.002 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Subcatchment 1S: Subcatch 1

Runoff = 0.27 cfs @ 12.06 hrs, Volume= 0.017 af, Depth> 1.33"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

Area (sf)	CN	Description
2,270	98	Roof, Driveway, Sidewalks
4,480	39	>75% Grass cover, Good, HSG A
6,750	59	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	50	0.1800	0.4		Sheet Flow, Sheet Grass Grass: Short n= 0.150 P2= 3.10"
0.4	60	0.1200	2.4		Shallow Concentrated Flow, Shallow Grass Short Grass Pasture Kv= 7.0 fps
2.8	110	Total			

Subcatchment 2S: Subcatch 2

Runoff = 0.03 cfs @ 12.09 hrs, Volume= 0.003 af, Depth> 0.60"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

Area (sf)	CN	Description
435	98	Paved Parking
2,620	39	>75% Grass cover, Good, HSG A
3,055	47	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.5	50	0.1600	0.3		Sheet Flow, Sheet Grass Grass: Short n= 0.150 P2= 3.10"
0.3	50	0.1400	2.6		Shallow Concentrated Flow, Shallow Grass Short Grass Pasture Kv= 7.0 fps
2.8	100	Total			

Reach 1R: Pleasant Street

Inflow Area = 0.155 ac, Inflow Depth > 1.33" for 25-Year event

Inflow = 0.27 cfs @ 12.06 hrs, Volume= 0.017 af

Outflow = 0.27 cfs @ 12.06 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

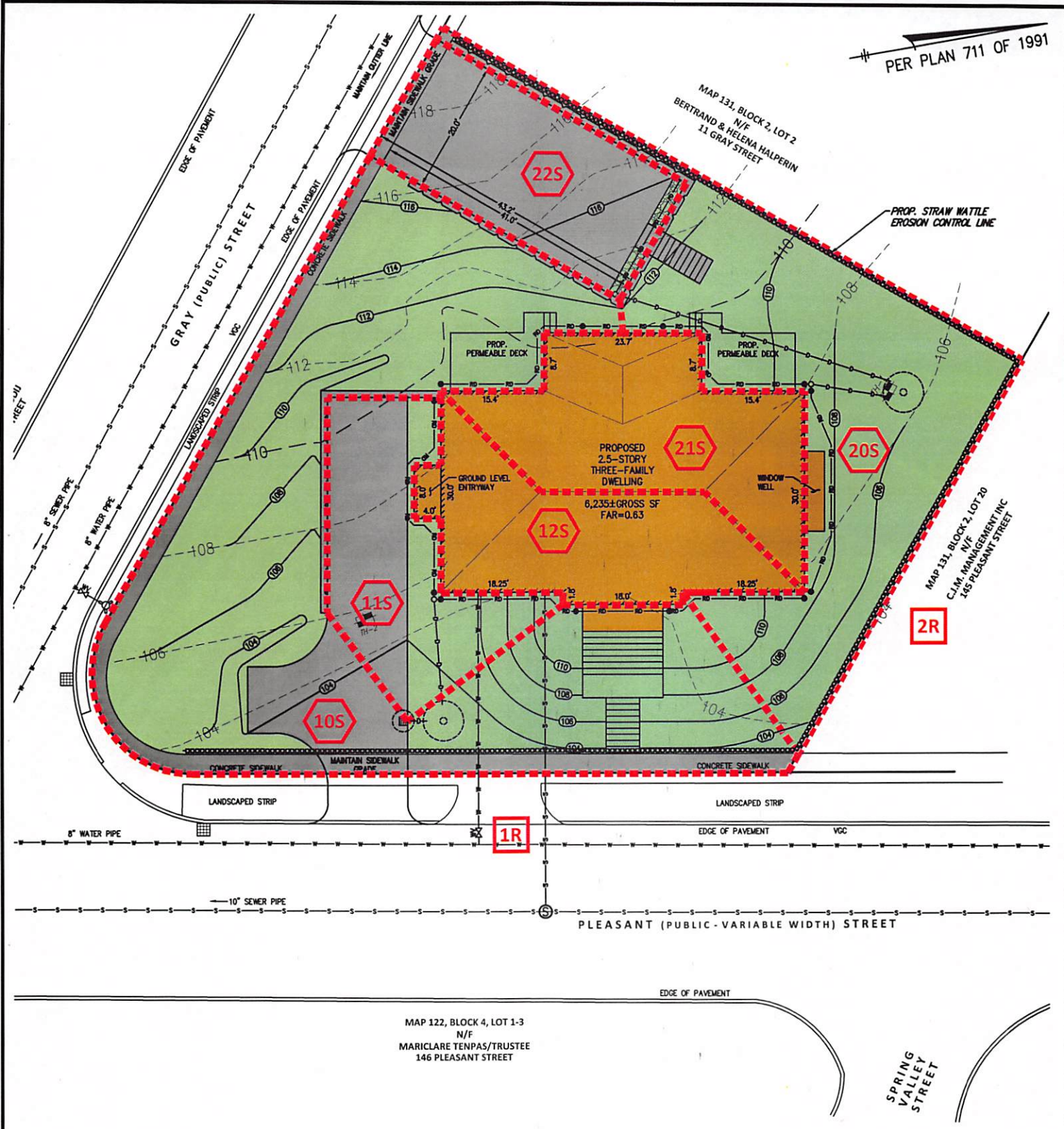
Reach 2R: NE Abutter

Inflow Area = 0.070 ac, Inflow Depth > 0.60" for 25-Year event

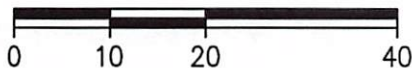
Inflow = 0.03 cfs @ 12.09 hrs, Volume= 0.003 af

Outflow = 0.03 cfs @ 12.09 hrs, Volume= 0.003 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



SCALE: 1"=20'



POST-DEVELOPMENT SUBCATCHMENT PLAN

149 PLEASANT STREET
ARLINGTON, MASSACHUSETTS

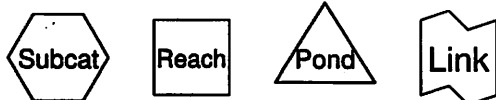
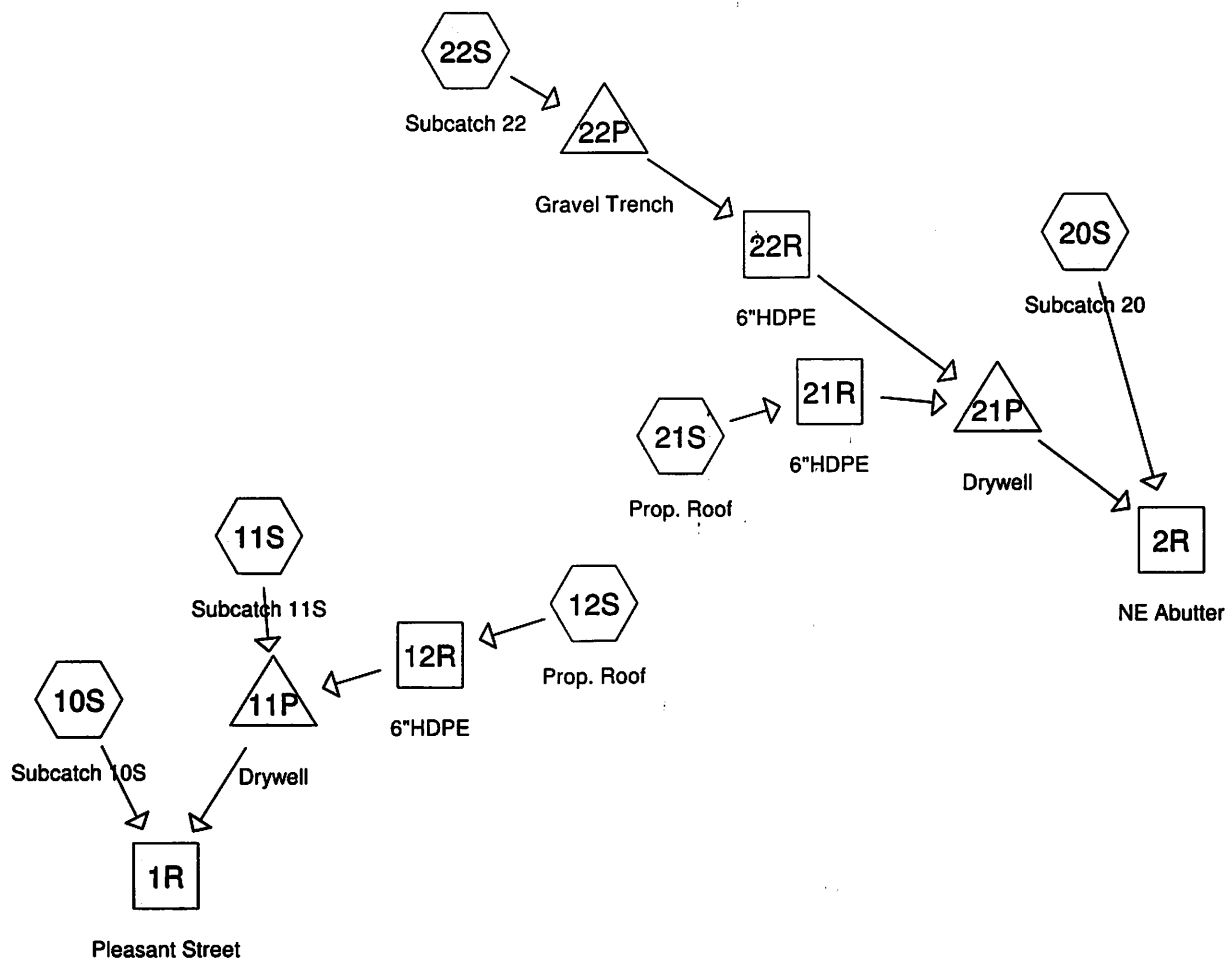
PLAN PREPARED FOR:
FTO REALTY
109 BLANCHARD ROAD
LAWRENCE, MASSACHUSETTS

JUNE 24, 2024

SCALE: 1"=20'



CIVIL ENGINEERING - SURVEYING
10 George Street, Suite 208
Lowell, Massachusetts 01852
978-201-9390 - LandPlex.com



Drainage Diagram for Pleasant149-Post
 Prepared by LandPlex
 HydroCAD® 7.10 s/n 003867 © 2005 HydroCAD Software Solutions LLC

Subcatchment 10S: Subcatch 10S

Runoff = 0.00 cfs @ 12.40 hrs, Volume= 0.001 af, Depth> 0.14"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.10"

Area (sf)	CN	Description
960	98	Front stoop roof, Driveway, Sidewalks, Ret.Walls
3,060	39	>75% Grass cover, Good, HSG A
4,020	53	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 11S: Subcatch 11S

Runoff = 0.02 cfs @ 12.10 hrs, Volume= 0.001 af, Depth> 0.84"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.10"

Area (sf)	CN	Description
480	98	Driveway
360	39	>75% Grass cover, Good, HSG A
840	73	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 12S: Prop. Roof

Runoff = 0.06 cfs @ 12.09 hrs, Volume= 0.005 af, Depth> 2.68"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.10"

Area (sf)	CN	Description
885	98	Roof Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 20S: Subcatch 20

Runoff = 0.00 cfs @ 20.00 hrs, Volume= 0.000 af, Depth> 0.01"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.10"

Area (sf)	CN	Description
135	98	Sidewalk, Ret.Walls, Driveway Stairs, Window well roof
2,035	39	>75% Grass cover, Good, HSG A
2,170	43	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.1	25	0.0600	0.2		Sheet Flow, Sheet Grass Grass: Short n= 0.150 P2= 3.10"

Subcatchment 21S: Prop. Roof

Runoff = 0.07 cfs @ 12.09 hrs, Volume= 0.005 af, Depth> 2.68"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.10"

Area (sf)	CN	Description
1,020	98	Roof

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 22S: Subcatch 22

Runoff = 0.06 cfs @ 12.09 hrs, Volume= 0.004 af, Depth> 2.50"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Year Rainfall=3.10"

Area (sf)	CN	Description
830	98	Driveway, Conc. step
35	39	Gravel Infiltration Trench
865	96	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Reach 1R: Pleasant Street

Inflow Area = 0.132 ac, Inflow Depth > 0.10" for 2-Year event
Inflow = 0.00 cfs @ 12.40 hrs, Volume= 0.001 af
Outflow = 0.00 cfs @ 12.40 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 2R: NE Abutter

Inflow Area = 0.093 ac, Inflow Depth > 0.00" for 2-Year event
Inflow = 0.00 cfs @ 20.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 20.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 12R: 6"HDPE

Inflow Area = 0.020 ac, Inflow Depth > 2.68" for 2-Year event
Inflow = 0.06 cfs @ 12.09 hrs, Volume= 0.005 af
Outflow = 0.06 cfs @ 12.09 hrs, Volume= 0.005 af, Atten= 0%, Lag= 0.1 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 2.1 fps, Min. Travel Time= 0.1 min

Avg. Velocity = 0.8 fps, Avg. Travel Time= 0.3 min

Peak Depth= 0.10' @ 12.09 hrs

Capacity at bank full= 0.65 cfs

Inlet Invert= 101.10', Outlet Invert= 100.90'

6.0" Diameter Pipe, n= 0.013

Length= 15.0' Slope= 0.0133 '/'

Reach 21R: 6"HDPE

Inflow Area = 0.023 ac, Inflow Depth > 2.68" for 2-Year event
Inflow = 0.07 cfs @ 12.09 hrs, Volume= 0.005 af
Outflow = 0.07 cfs @ 12.09 hrs, Volume= 0.005 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 4.2 fps, Min. Travel Time= 0.0 min

Avg. Velocity = 1.6 fps, Avg. Travel Time= 0.1 min

Peak Depth= 0.07' @ 12.09 hrs

Capacity at bank full= 1.69 cfs

Inlet Invert= 104.50', Outlet Invert= 103.50'

6.0" Diameter Pipe, n= 0.013

Length= 11.0' Slope= 0.0909 '/'

Reach 22R: 6"HDPE

Inflow Area = 0.020 ac, Inflow Depth = 0.80" for 2-Year event
 Inflow = 0.05 cfs @ 12.09 hrs, Volume= 0.001 af
 Outflow = 0.05 cfs @ 12.10 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.1 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 4.7 fps, Min. Travel Time= 0.2 min
 Avg. Velocity = 2.9 fps, Avg. Travel Time= 0.2 min

Peak Depth= 0.05' @ 12.10 hrs
 Capacity at bank full= 2.25 cfs
 Inlet Invert= 110.40', Outlet Invert= 103.50'
 6.0" Diameter Pipe, n= 0.013
 Length= 43.0' Slope= 0.1605 '/'

Pond 11P: Drywell

Inflow Area = 0.040 ac, Inflow Depth > 1.78" for 2-Year event
 Inflow = 0.08 cfs @ 12.09 hrs, Volume= 0.006 af
 Outflow = 0.01 cfs @ 11.80 hrs, Volume= 0.006 af, Atten= 88%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 11.80 hrs, Volume= 0.006 af
 Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 99.52' @ 12.76 hrs Surf.Area= 50 sf Storage= 84 cf
 Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 62.4 min (820.5 - 758.1)

Volume	Invert	Avail.Storage	Storage Description
#1	97.25'	53 cf	8.00'D x 6.00'H Gravel 302 cf Overall - 170 cf Embedded = 132 cf x 40.0% Voids
#2	97.25'	170 cf	6.00'D x 6.00'H Drywell Inside #1
		222 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	8.270 in/hr Exfiltration over Surface area
#2	Primary	103.25'	18.0" Horiz. Orifice/Grate Limited to weir flow C= 0.600

Discarded OutFlow Max=0.01 cfs @ 11.80 hrs HW=97.35' (Free Discharge)
 ↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=97.25' TW=0.00' (Dynamic Tailwater)
 ↑**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 21P: Drywell

Inflow Area = 0.043 ac, Inflow Depth > 1.82" for 2-Year event
 Inflow = 0.12 cfs @ 12.09 hrs, Volume= 0.007 af
 Outflow = 0.01 cfs @ 11.75 hrs, Volume= 0.007 af, Atten= 92%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 11.75 hrs, Volume= 0.007 af
 Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 100.93' @ 12.63 hrs Surf.Area= 50 sf Storage= 127 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)

Center-of-Mass det. time= 94.8 min (831.4 - 736.6)

Volume	Invert	Avail.Storage	Storage Description
#1	97.50'	70 cf	8.00'D x 8.00'H Gravel 402 cf Overall - 226 cf Embedded = 176 cf x 40.0% Voids
#2	97.50'	226 cf	6.00'D x 8.00'H Drywell Inside #1
		297 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	8.270 in/hr Exfiltration over Surface area
#2	Primary	105.50'	6.0" Vert. Orifice/Grate C= 0.600

Discarded OutFlow Max=0.01 cfs @ 11.75 hrs HW=97.59' (Free Discharge)

↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=97.50' TW=0.00' (Dynamic Tailwater)

↑**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 22P: Gravel Trench

Inflow Area = 0.020 ac, Inflow Depth > 2.50" for 2-Year event
 Inflow = 0.06 cfs @ 12.09 hrs, Volume= 0.004 af
 Outflow = 0.06 cfs @ 12.09 hrs, Volume= 0.004 af, Atten= 0%, Lag= 0.4 min
 Discarded = 0.01 cfs @ 11.80 hrs, Volume= 0.003 af
 Primary = 0.05 cfs @ 12.09 hrs, Volume= 0.001 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 110.53' @ 12.09 hrs Surf.Area= 40 sf Storage= 2 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)

Center-of-Mass det. time= 0.5 min (749.7 - 749.2)

Volume	Invert	Avail.Storage	Storage Description
#1	110.40'	80 cf	2.00'W x 20.00'L x 5.00'H Prismatic 200 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	8.270 in/hr Exfiltration over Surface area
#2	Primary	110.40'	6.0" Vert. Orifice/Grate C= 0.600

Discarded OutFlow Max=0.01 cfs @ 11.80 hrs HW=110.45' (Free Discharge)

↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.05 cfs @ 12.09 hrs HW=110.53' TW=110.45' (Dynamic Tailwater)

↑**2=Orifice/Grate** (Orifice Controls 0.05 cfs @ 1.2 fps)

Subcatchment 10S: Subcatch 10S

Runoff = 0.04 cfs @ 12.12 hrs, Volume= 0.004 af, Depth> 0.56"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.50"

Area (sf)	CN	Description
960	98	Front stoop roof, Driveway, Sidewalks, Ret.Walls
3,060	39	>75% Grass cover, Good, HSG A
4,020	53	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 11S: Subcatch 11S

Runoff = 0.04 cfs @ 12.10 hrs, Volume= 0.003 af, Depth> 1.75"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.50"

Area (sf)	CN	Description
480	98	Driveway
360	39	>75% Grass cover, Good, HSG A
840	73	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 12S: Prop. Roof

Runoff = 0.09 cfs @ 12.09 hrs, Volume= 0.007 af, Depth> 3.96"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.50"

Area (sf)	CN	Description
885	98	Roof Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 20S: Subcatch 20

Runoff = 0.00 cfs @ 12.36 hrs, Volume= 0.001 af, Depth> 0.18"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.50"

Area (sf)	CN	Description
135	98	Sidewalk, Ret.Walls, Driveway Stairs, Window well roof
2,035	39	>75% Grass cover, Good, HSG A
2,170	43	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.1	25	0.0600	0.2		Sheet Flow, Sheet Grass Grass: Short n= 0.150 P2= 3.10"

Subcatchment 21S: Prop. Roof

Runoff = 0.10 cfs @ 12.09 hrs, Volume= 0.008 af, Depth> 3.96"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.50"

Area (sf)	CN	Description
1,020	98	Roof

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 22S: Subcatch 22

Runoff = 0.08 cfs @ 12.09 hrs, Volume= 0.006 af, Depth> 3.79"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.50"

Area (sf)	CN	Description
830	98	Driveway, Conc. step
35	39	Gravel Infiltration Trench
865	96	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Reach 1R: Pleasant Street

Inflow Area = 0.132 ac, Inflow Depth > 0.39" for 10-Year event
Inflow = 0.04 cfs @ 12.12 hrs, Volume= 0.004 af
Outflow = 0.04 cfs @ 12.12 hrs, Volume= 0.004 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 2R: NE Abutter

Inflow Area = 0.093 ac, Inflow Depth > 0.10" for 10-Year event
Inflow = 0.00 cfs @ 12.36 hrs, Volume= 0.001 af
Outflow = 0.00 cfs @ 12.36 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 12R: 6"HDPE

Inflow Area = 0.020 ac, Inflow Depth > 3.96" for 10-Year event
Inflow = 0.09 cfs @ 12.09 hrs, Volume= 0.007 af
Outflow = 0.09 cfs @ 12.09 hrs, Volume= 0.007 af, Atten= 0%, Lag= 0.1 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 2.3 fps, Min. Travel Time= 0.1 min

Avg. Velocity = 0.9 fps, Avg. Travel Time= 0.3 min

Peak Depth= 0.12' @ 12.09 hrs

Capacity at bank full= 0.65 cfs

Inlet Invert= 101.10', Outlet Invert= 100.90'

6.0" Diameter Pipe, n= 0.013

Length= 15.0' Slope= 0.0133 '/'

Reach 21R: 6"HDPE

Inflow Area = 0.023 ac, Inflow Depth > 3.96" for 10-Year event
Inflow = 0.10 cfs @ 12.09 hrs, Volume= 0.008 af
Outflow = 0.10 cfs @ 12.09 hrs, Volume= 0.008 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 4.7 fps, Min. Travel Time= 0.0 min

Avg. Velocity = 1.8 fps, Avg. Travel Time= 0.1 min

Peak Depth= 0.08' @ 12.09 hrs

Capacity at bank full= 1.69 cfs

Inlet Invert= 104.50', Outlet Invert= 103.50'

6.0" Diameter Pipe, n= 0.013

Length= 11.0' Slope= 0.0909 '/'

Pleasant149-Post

Prepared by LandPlex

HydroCAD® 7.10 s/n 003867 © 2005 HydroCAD Software Solutions LLC

Type III 24-hr 10-Year Rainfall=4.50"

Page 11

Reach 22R: 6"HDPE

Inflow Area = 0.020 ac, Inflow Depth = 1.42" for 10-Year event
 Inflow = 0.08 cfs @ 12.09 hrs, Volume= 0.002 af
 Outflow = 0.08 cfs @ 12.09 hrs, Volume= 0.002 af, Atten= 0%, Lag= 0.1 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 5.3 fps, Min. Travel Time= 0.1 min
 Avg. Velocity = 2.9 fps, Avg. Travel Time= 0.3 min

Peak Depth= 0.06' @ 12.09 hrs
 Capacity at bank full= 2.25 cfs
 Inlet Invert= 110.40', Outlet Invert= 103.50'
 6.0" Diameter Pipe, n= 0.013
 Length= 43.0' Slope= 0.1605 '/'

Pond 11P: Drywell

Inflow Area = 0.040 ac, Inflow Depth > 2.88" for 10-Year event
 Inflow = 0.13 cfs @ 12.09 hrs, Volume= 0.010 af
 Outflow = 0.01 cfs @ 11.60 hrs, Volume= 0.009 af, Atten= 93%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 11.60 hrs, Volume= 0.009 af
 Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 101.86' @ 13.47 hrs Surf.Area= 50 sf Storage= 171 cf
 Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 112.1 min (868.7 - 756.5)

Volume	Invert	Avail.Storage	Storage Description
#1	97.25'	53 cf	8.00'D x 6.00'H Gravel 302 cf Overall - 170 cf Embedded = 132 cf x 40.0% Voids
#2	97.25'	170 cf	6.00'D x 6.00'H Drywell Inside #1
		222 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	8.270 in/hr Exfiltration over Surface area
#2	Primary	103.25'	18.0" Horiz. Orifice/Grate Limited to weir flow C= 0.600

Discarded OutFlow Max=0.01 cfs @ 11.60 hrs HW=97.32' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=97.25' TW=0.00' (Dynamic Tailwater)
 ↑2=Orifice/Grate (Controls 0.00 cfs)

Pleasant149-Post

Prepared by LandPlex

HydroCAD® 7.10 s/n 003867 © 2005 HydroCAD Software Solutions LLC

Type III 24-hr 10-Year Rainfall=4.50"

Page 12

Pond 21P: Drywell

Inflow Area = 0.043 ac, Inflow Depth > 2.80" for 10-Year event
 Inflow = 0.18 cfs @ 12.09 hrs, Volume= 0.010 af
 Outflow = 0.01 cfs @ 11.65 hrs, Volume= 0.009 af, Atten= 95%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 11.65 hrs, Volume= 0.009 af
 Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 103.55' @ 12.95 hrs Surf.Area= 50 sf Storage= 224 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)

Center-of-Mass det. time= 128.6 min (862.3 - 733.8)

Volume	Invert	Avail.Storage	Storage Description
#1	97.50'	70 cf	8.00'D x 8.00'H Gravel 402 cf Overall - 226 cf Embedded = 176 cf x 40.0% Voids
#2	97.50'	226 cf	6.00'D x 8.00'H Drywell Inside #1
		297 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	8.270 in/hr Exfiltration over Surface area
#2	Primary	105.50'	6.0" Vert. Orifice/Grate C= 0.600

Discarded OutFlow Max=0.01 cfs @ 11.65 hrs HW=97.63' (Free Discharge)↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=97.50' TW=0.00' (Dynamic Tailwater)↑**2=Orifice/Grate** (Controls 0.00 cfs)**Pond 22P: Gravel Trench**

Inflow Area = 0.020 ac, Inflow Depth > 3.79" for 10-Year event
 Inflow = 0.08 cfs @ 12.09 hrs, Volume= 0.006 af
 Outflow = 0.08 cfs @ 12.09 hrs, Volume= 0.006 af, Atten= 0%, Lag= 0.4 min
 Discarded = 0.01 cfs @ 11.70 hrs, Volume= 0.004 af
 Primary = 0.08 cfs @ 12.09 hrs, Volume= 0.002 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 110.56' @ 12.09 hrs Surf.Area= 40 sf Storage= 3 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)

Center-of-Mass det. time= 0.3 min (743.3 - 743.0)

Volume	Invert	Avail.Storage	Storage Description
#1	110.40'	80 cf	2.00'W x 20.00'L x 5.00'H Prismatic 200 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	8.270 in/hr Exfiltration over Surface area
#2	Primary	110.40'	6.0" Vert. Orifice/Grate C= 0.600

Pleasant149-Post

Type III 24-hr 10-Year Rainfall=4.50"

Prepared by LandPlex

Page 13

HydroCAD® 7.10 s/n 003867 © 2005 HydroCAD Software Solutions LLC

Discarded OutFlow Max=0.01 cfs @ 11.70 hrs HW=110.46' (Free Discharge)

↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.07 cfs @ 12.09 hrs HW=110.56' TW=110.46' (Dynamic Tailwater)

↑**2=Orifice/Grate** (Orifice Controls 0.07 cfs @ 1.4 fps)

Subcatchment 10S: Subcatch 10S

Runoff = 0.09 cfs @ 12.11 hrs, Volume= 0.007 af, Depth> 0.94"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

Area (sf)	CN	Description
960	98	Front stoop roof, Driveway, Sidewalks, Ret.Walls
3,060	39	>75% Grass cover, Good, HSG A
4,020	53	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 11S: Subcatch 11S

Runoff = 0.06 cfs @ 12.09 hrs, Volume= 0.004 af, Depth> 2.41"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

Area (sf)	CN	Description
480	98	Driveway
360	39	>75% Grass cover, Good, HSG A
840	73	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 12S: Prop. Roof

Runoff = 0.10 cfs @ 12.09 hrs, Volume= 0.008 af, Depth> 4.78"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=5.40"

Area (sf)	CN	Description
885	98	Roof Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Pleasant149-Post

Prepared by LandPlex

HydroCAD® 7.10 s/n 003867 © 2005 HydroCAD Software Solutions LLC

Type III 24-hr 25-Year Rainfall=5.40"

Page 15

Subcatchment 20S: Subcatch 20

Runoff = 0.01 cfs @ 12.25 hrs, Volume= 0.002 af, Depth> 0.40"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type III 24-hr 25-Year Rainfall=5.40"

Area (sf)	CN	Description
135	98	Sidewalk, Ret.Walls, Driveway Stairs, Window well roof
2,035	39	>75% Grass cover, Good, HSG A
2,170	43	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.1	25	0.0600	0.2		Sheet Flow, Sheet Grass Grass: Short n= 0.150 P2= 3.10"

Subcatchment 21S: Prop. Roof

Runoff = 0.12 cfs @ 12.09 hrs, Volume= 0.009 af, Depth> 4.78"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type III 24-hr 25-Year Rainfall=5.40"

Area (sf)	CN	Description
1,020	98	Roof

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 22S: Subcatch 22

Runoff = 0.10 cfs @ 12.09 hrs, Volume= 0.008 af, Depth> 4.62"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type III 24-hr 25-Year Rainfall=5.40"

Area (sf)	CN	Description
830	98	Driveway, Conc. step
35	39	Gravel Infiltration Trench
865	96	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Reach 1R: Pleasant Street

Inflow Area = 0.132 ac, Inflow Depth > 0.69" for 25-Year event
Inflow = 0.09 cfs @ 12.11 hrs, Volume= 0.008 af
Outflow = 0.09 cfs @ 12.11 hrs, Volume= 0.008 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 2R: NE Abutter

Inflow Area = 0.093 ac, Inflow Depth > 0.21" for 25-Year event
Inflow = 0.01 cfs @ 12.25 hrs, Volume= 0.002 af
Outflow = 0.01 cfs @ 12.25 hrs, Volume= 0.002 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 12R: 6"HDPE

Inflow Area = 0.020 ac, Inflow Depth > 4.78" for 25-Year event
Inflow = 0.10 cfs @ 12.09 hrs, Volume= 0.008 af
Outflow = 0.11 cfs @ 12.09 hrs, Volume= 0.008 af, Atten= 0%, Lag= 0.1 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 2.4 fps, Min. Travel Time= 0.1 min

Avg. Velocity = 0.9 fps, Avg. Travel Time= 0.3 min

Peak Depth= 0.14' @ 12.09 hrs

Capacity at bank full= 0.65 cfs

Inlet Invert= 101.10', Outlet Invert= 100.90'

6.0" Diameter Pipe, n= 0.013

Length= 15.0' Slope= 0.0133 '/'

Reach 21R: 6"HDPE

Inflow Area = 0.023 ac, Inflow Depth > 4.78" for 25-Year event
Inflow = 0.12 cfs @ 12.09 hrs, Volume= 0.009 af
Outflow = 0.12 cfs @ 12.09 hrs, Volume= 0.009 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 5.0 fps, Min. Travel Time= 0.0 min

Avg. Velocity = 1.9 fps, Avg. Travel Time= 0.1 min

Peak Depth= 0.09' @ 12.09 hrs

Capacity at bank full= 1.69 cfs

Inlet Invert= 104.50', Outlet Invert= 103.50'

6.0" Diameter Pipe, n= 0.013

Length= 11.0' Slope= 0.0909 '/'

Reach 22R: 6"HDPE

Inflow Area = 0.020 ac, Inflow Depth = 1.87" for 25-Year event
 Inflow = 0.09 cfs @ 12.09 hrs, Volume= 0.003 af
 Outflow = 0.09 cfs @ 12.09 hrs, Volume= 0.003 af, Atten= 0%, Lag= 0.1 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 5.7 fps, Min. Travel Time= 0.1 min
 Avg. Velocity = 2.9 fps, Avg. Travel Time= 0.3 min

Peak Depth= 0.07' @ 12.09 hrs
 Capacity at bank full= 2.25 cfs
 Inlet Invert= 110.40', Outlet Invert= 103.50'
 6.0" Diameter Pipe, n= 0.013
 Length= 43.0' Slope= 0.1605 '/

Pond 11P: Drywell

Inflow Area = 0.040 ac, Inflow Depth > 3.63" for 25-Year event
 Inflow = 0.16 cfs @ 12.09 hrs, Volume= 0.012 af
 Outflow = 0.02 cfs @ 12.76 hrs, Volume= 0.009 af, Atten= 87%, Lag= 40.2 min
 Discarded = 0.01 cfs @ 11.40 hrs, Volume= 0.009 af
 Primary = 0.01 cfs @ 12.76 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 103.26' @ 12.75 hrs Surf.Area= 50 sf Storage= 222 cf
 Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 96.4 min (851.8 - 755.5)

Volume	Invert	Avail.Storage	Storage Description
#1	97.25'	53 cf	8.00'D x 6.00'H Gravel 302 cf Overall - 170 cf Embedded = 132 cf x 40.0% Voids
#2	97.25'	170 cf	6.00'D x 6.00'H Drywell Inside #1
		222 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	8.270 in/hr Exfiltration over Surface area
#2	Primary	103.25'	18.0" Horiz. Orifice/Grate Limited to weir flow C= 0.600

Discarded OutFlow Max=0.01 cfs @ 11.40 hrs HW=97.33' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.01 cfs @ 12.76 hrs HW=103.26' TW=0.00' (Dynamic Tailwater)
 ↑2=Orifice/Grate (Weir Controls 0.01 cfs @ 0.3 fps)

Pleasant149-Post

Prepared by LandPlex

HydroCAD® 7.10 s/n 003867 © 2005 HydroCAD Software Solutions LLC

Type III 24-hr 25-Year Rainfall=5.40"

Page 18

Pond 21P: Drywell

Inflow Area = 0.043 ac, Inflow Depth > 3.45" for 25-Year event
 Inflow = 0.21 cfs @ 12.09 hrs, Volume= 0.012 af
 Outflow = 0.01 cfs @ 11.45 hrs, Volume= 0.009 af, Atten= 96%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 11.45 hrs, Volume= 0.009 af
 Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 105.42' @ 13.14 hrs Surf.Area= 50 sf Storage= 293 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)

Center-of-Mass det. time= 116.2 min (849.0 - 732.8)

Volume	Invert	Avail.Storage	Storage Description
#1	97.50'	70 cf	8.00'D x 8.00'H Gravel 402 cf Overall - 226 cf Embedded = 176 cf x 40.0% Voids
#2	97.50'	226 cf	6.00'D x 8.00'H Drywell Inside #1
		297 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	8.270 in/hr Exfiltration over Surface area
#2	Primary	105.50'	6.0" Vert. Orifice/Grate C= 0.600

Discarded OutFlow Max=0.01 cfs @ 11.45 hrs HW=97.60' (Free Discharge)↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)**Primary OutFlow** Max=0.00 cfs @ 5.00 hrs HW=97.50' TW=0.00' (Dynamic Tailwater)↑**2=Orifice/Grate** (Controls 0.00 cfs)**Pond 22P: Gravel Trench**

Inflow Area = 0.020 ac, Inflow Depth > 4.62" for 25-Year event
 Inflow = 0.10 cfs @ 12.09 hrs, Volume= 0.008 af
 Outflow = 0.10 cfs @ 12.09 hrs, Volume= 0.008 af, Atten= 0%, Lag= 0.3 min
 Discarded = 0.01 cfs @ 11.65 hrs, Volume= 0.005 af
 Primary = 0.09 cfs @ 12.09 hrs, Volume= 0.003 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 110.58' @ 12.09 hrs Surf.Area= 40 sf Storage= 3 cf

Plug-Flow detention time= 0.4 min calculated for 0.008 af (100% of inflow)

Center-of-Mass det. time= 0.4 min (741.0 - 740.6)

Volume	Invert	Avail.Storage	Storage Description
#1	110.40'	80 cf	2.00'W x 20.00'L x 5.00'H Prismatic 200 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	8.270 in/hr Exfiltration over Surface area
#2	Primary	110.40'	6.0" Vert. Orifice/Grate C= 0.600

Pleasant149-Post

Prepared by LandPlex

HydroCAD® 7.10 s/n 003867 © 2005 HydroCAD Software Solutions LLC

Type III 24-hr 25-Year Rainfall=5.40"

Page 19

Discarded OutFlow Max=0.01 cfs @ 11.65 hrs HW=110.45' (Free Discharge)

↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.09 cfs @ 12.09 hrs HW=110.58' TW=110.47' (Dynamic Tailwater)

↑**2=Orifice/Grate** (Orifice Controls 0.09 cfs @ 1.4 fps)

SECTION 4: CONSTRUCTION-PERIOD, OPERATION & MAINTENANCE, AND LONG-TERM POLLUTION PREVENTION PLAN

SECTION 4.1 - INTRODUCTION

The following Operation and Maintenance plan provides the requirements for the proposed storm water management system throughout the construction phase and the post development period of the system. The maintenance standards presented are based on recommended design and maintenance standards in *Managing Stormwater in Massachusetts, Volume One: Stormwater Handbook, Prepared by: MA Department of Environmental Protection*

These operations and maintenance procedures are required for proper operation of the stormwater management system; additional procedures may also be developed as the system is operated over a period of time. As with all stormwater facilities, the conditions may change or the management may be simplified as the maintenance personnel become more familiar with them. For example, as detention facilities mature, the ability for the basins to remove pollutants, and the efficiency increases, and therefore, the frequency of inspection may need to be adjusted.

Proper maintenance is essential to ensure that the performance of the system meets the design expectation. A system that is not maintained will inevitably fail and could lead to financial loss, damage to surrounding infrastructure or environmentally sensitive areas, and an increase in the liability of the property owner. The three keys to maintaining a functional storm water management system are *personnel, education, and record keeping*.

Personnel make the difference between a Stormwater Management System that performs as designed throughout its lifetime or one that fails due to lack of attention. *Education* provides the personnel with the skills needed to effectively maintain a Stormwater Management System. *Record Keeping* allows the personnel to track the maintenance and the performance of the system to determine when major maintenance tasks are required.

Maintenance is the responsibility of the property owner. This is true whether the property owner is an individual where the land is private property or where the land is public with the responsibility assigned to that municipality. Maintenance shall be performed as outlined in this Operational and Maintenance Plan. Those responsible for the work shall have a copy of this plan and a copy of the complete design plans to aid them in understanding the intent and requirements unique to this Stormwater Management Facility.

All maintenance personnel shall be aware of the purpose of each stormwater management BMP in removing contaminants and Total Suspended Solids (TSS) from the stormwater runoff. The result is the collection, removal and storage of the contaminants within the components. The contaminants could include trash, debris, oil, sediment and soluble or insoluble materials. In most situations, these can be handled, stored and disposed with minimal safety requirements, in that the health hazards are minimal with the concentrations involved. However, the personnel should be aware of the risk and/or the possibility of potential dangers.

The maintenance personnel shall be aware of the safety needs involved with entry into confined areas such as sediment and oil separators and shall abide by all applicable OSHA regulations. Personnel should be familiar with local emergency numbers and have access to first aid materials. Maintenance personnel shall be familiar with local, state and federal regulations and guidelines concerning the disposal of all materials generated from the facilities as a result of maintenance. All waste materials shall be handled, stored, transported and disposed in accordance with those regulations.

SECTION 4.2 – RESPONSIBLE PARTIES

The construction contractor as well as the owner will be the responsible parties during construction of the Stormwater Management System.

The owner of the property will be the responsible party during the post-development maintenance period of the Stormwater Management System.

SECTION 4.3 CONSTRUCTION PERIOD MAINTENANCE PROCEDURES

Maintenance requirements are the most demanding during the construction phase of a project when the ground is disturbed with partial runoff control in a condition that is most likely to produce silt-laden runoff. During this period, the contractor and owner shall meet the design and performance standards of a fully constructed, stabilized system. Proper treatment of stormwater is only possible with a proper construction sequence plan and rigorous maintenance procedures of the storm water components.

The general construction sequence, as it applies to the storm water management components shall be as follows:

1. Install erosion and sediment controls measures (straw wattle as shown on plan prior to disturbing soil and any temporary structures.
2. Conduct all soil-disturbing operations during the dry periods and not during times of precipitation.
3. Direct the storm water runoff into temporary pollution prevention structures.
4. Begin site work.
5. Stabilize grading and landscaped areas as soon as possible.

The following structures shall be in place during the construction phase and shall be maintained as outlined below.

Erosion Control Measures

Responsible Party: Site Contractor

- Straw wattle shall be placed and maintained as shown on the plan set.
- Straw wattle shall be inspected weekly during construction and after each rainstorm.
- Straw wattle shall be replaced if they become silt laden and no longer meet performance standards
- All sediments should be handled properly and disposed in accordance with local, state and federal guidelines and regulations.

Deep Sump Catch Basin

Responsible Party: Site Contractor

- Filter fabric, silt sacks, or the like shall be placed on top of the catch basin frame but beneath the grate (or erosion control lines such as silt socks shall entirely surround the catch basin frame and grate) for the duration of the construction process and shall be cleaned as needed, and removed at the conclusion of the construction period.
- Any construction period debris shall be removed from the Sump at the conclusion of construction

Gravel Treatment & Infiltration Trench

Responsible Party: Site Contractor

- Prevent heavy equipment from entering locations where the trench is proposed by roping or flagging
- Construct the trench only after the site has been stabilized. Diversion berms should be used during construction to prevent contaminants from entering the trench
- During and after excavation, all excavated materials should be placed downstream of the trench or immediately trucked offsite

Dry Wells

Responsible Party: Site Contractor

- Prevent heavy equipment from entering locations where the dry well is proposed by roping or flagging
- Construct the dry well only after the site has been stabilized. Diversion berms should be used during construction to prevent contaminants from entering the dry well
- During and after excavation, all excavated materials should be placed downstream of the dry well or immediately trucked offsite

SECTION 4.4 POST-DEVELOPMENT MAINTENANCE PROCEDURES

Erosion Control Measures

Responsible Party: Property Owner

- Straw wattle shall be removed following construction; contact the Conservation Commission to inspect stabilized area to conform to compliance requirements.

Deep Sump Catch Basin

Responsible Party: Property Owner

- Inspect the Deep Sump Catch Basin four times per year at minimum, or after significant storm events
- Clean the Deep Sump Catch Basin four times per year or whenever the depth of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the Basin

Gravel Treatment & Infiltration Trench

Responsible Party: Property Owner

- Because trenches can be prone to failure due to clogging, they must be regularly maintained
- Inspect and clean areas upgradient of the trench regularly, including removing trash, debris, leaves, and grass clippings. Routinely remove any such items from the surface of the trench
- Inspect the trench after the first several rainfall events, after all major storms, and on regularly scheduled dates every six months
- Inspect the trench 24 hours or several days after a rain event, to look for ponding or improperly draining water

Dry Wells

Responsible Party: Property Owner

- Inspect the dry well after every major storm in the first few months after construction to ensure proper stabilization and function. Thereafter, inspect annually
- Once a year, measure the water depth in the observation well at 24-hour and 48-hour intervals after a storm. Calculate clearance rates by dividing the drop in water level by the time elapsed

Inspections of hoods, elbows, baffles, etc. at the catch basins shall be conducted twice a year. Inspection and maintenance of lawns and landscaping (including trash/debris removal, etc.), and paved surfaces and sweeping shall be conducted twice a year.

37" Fill

0-22" A_b FSL 10yr 2/2

37-58 Bw SL 10yr 5/6

58-84" C M-C Sand
2.5y 5/3

No obs / NO redox
few stones

A_b

0-57" FSL 10yr 2/2 FSL

57-85" Bw 10yr 5/6 SL

85-88" C M-C Sand
2.5y 5/3

No obs / NO ESTW
Few stones



TOWN OF ARLINGTON
PLEASANT STREET
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

AT A MEETING OF THE COMMISSION DULY HELD ON

Date: March 21, 2024

IT WAS VOTED TO GRANT THIS CERTIFICATE OF APPROPRIATENESS (24-14P) TO:

Name: FTO Realty Trust

Address: 109 Blanchard Street, Lawrence, MA 01843

WITH RESPECT TO THE PROPERTY LOCATED IN SAID DISTRICT AT

Address: 149 Pleasant Street, Arlington MA

FOR THE FOLLOWING WORK ONLY, WHICH HAS BEEN DEEMED NOT TO HAVE AN INCONGRUOUS EFFECT ON THE HISTORIC ASPECTS OR ARCHITECTURAL CHARACTER OF THE BUILDING OR DISTRICT.

AS DESCRIBED IN APPLICATION, REVISED DRAWINGS PRESENTED AT THE 3/21/24 HEARING, AND DISCUSSION AT HEARINGS FOR DEMOLITION OF AN EXISTING STRUCTURE AND CONSTRUCTION OF A NEW STRUCTURE SUBJECT TO THE FOLLOWING CONDITIONS THAT MUST BE APPROVED INDIVIDUALLY BY THE MONITOR PRIOR TO PURCHASE OR INSTALLATION: 1) THE VISIBLE FOUNDATION WILL BE A BRICK VENEER OR SOME SORT OF MASONRY AND 2) CHANGES OF GRADE AND ALL IMPLICATIONS OF SUCH CHANGES (INCLUDING LANDSCAPE WALLS AND PARKING AREA) TO BE APPROVED BY MONITOR WITH THE POTENTIAL THAT APPLICANT MAY HAVE TO COME BACK TO COMMISSION FOR APPROVAL IF MONITOR FEELS SCOPE OF WORK EXCEEDS THEIR DISCRETION. IN ADDITION, FINAL SELECTION FOR GUTTERS AND DOWNSPOUTS, OPTIONAL WROUGHT IRON RAILING ON THE THREE STEPS TO THE STREET SIDEWALK (IF REQUIRED) AND RECOMMENDED SOLID STONE BOTTOM RISER AT THE BOTTOM OF THE MAIN FRONT STAIRS ARE ALL SUBJECT TO APPROVAL BY THE MONITOR PRIOR TO INSTALLATION. ALSO, FINAL PLANS AND SPECIFICATIONS AND ELEVATIONS INCORPORATING ALL CHANGES CALLED OUT IN PRESENTATION AND DISCUSSED AT THE HEARING TO BE FORWARDED TO COMMISSION FOR INCLUSION IN FILES.

NOTE: All work shall be carried out strictly as illustrated and specified in the application hereto and as may have been modified by the Commission. The term "match" if used herein means the exact replication in material, dimension, configuration, spacing, pattern, texture, finish and (where appropriate) color. Any additional work outside the scope of this certificate, or material deviation therefrom, may NOT be initiated without a new certificate or modification of this certificate by the Commission. The Project Monitors for this certificate are Charles Barry (617) 680-4399, email charles@thoughtforms-corp.com and Brian LaBau (617) 480-1954; email: blabau@comcast.net

Any further modifications of design or construction documents must be consistent with this certificate. Such documents shall be submitted to, and all work is subject to final acceptance by, the Project Monitor. Said Monitor may approve substitutions or modifications arising from unforeseen circumstances only to the extent they do not deviate from the intent of this certificate. Such approvals shall in no way relieve the applicant from other appropriate regulations or necessary permits and shall not be construed as professional advice in any form. The Commission reserves the right to report all significant deviations from this certificate to the Director of Home Improvement Contractor Registration.

This certificate is granted with the conditions that, unless noted, the work shall be completed within one year from the date of this certificate and that it shall be incorporated into any agreements between the applicant and his contractors. Although the Building Permit may be general in nature, it does not override the particularity of this Certificate which is to be considered incorporated into the Permit whether or not a copy of it is actually attached thereto.

By Order of the Commission:

Stephen Makowka, Chair

Dated

Applicant ☒ Building Insp. ☐ Orig./Exec. Sec. ☐ Monitor ☐ Town Clerk ☐ Chair ☐ File ☐



ARLINGTON HISTORIC DISTRICT COMMISSIONS

Carol Greeley, Executive Secretary
c/o Department of Planning and Community Development
Town Hall Annex - First Floor
730 Massachusetts Avenue
Arlington, MA 02476

September 23, 2024

Arlington Redevelopment Board
c/o Planning Department
Town Hall Annex
730 Mass Avenue
Arlington, MA 02476

Re: AHDC Information re 149 Pleasant Street

Dear Arlington Redevelopment Board,

As Chair of the Arlington Historic Districts Commission (AHDC or Commission), I am writing to communicate some information for your consideration regarding the Certificate of Appropriateness issued by the Commission for demolition and the construction of a new residential structure at 149 Pleasant Street in Arlington. I understand that there are at least two elements relevant to the Redevelopment Boards review of this project may be informed by a review of AHDC protocols and/or discussions. I provide the AHDC's solar panel guidelines and the Commissions' discussion of parking options for that project.

As you know, the 149 Pleasant Street property is located in the Pleasant Street Historic District and thus falls under AHDC jurisdiction for most exterior changes, including changes to grade and construction of walls, that are subject to public view. Note that this property is located on a very visible corner lot within the District making it important that any changes be as sympathetic to the District as possible. The Commission held several hearings on the proposed changes to this property resulting in a vote to issue a Certificate of Appropriateness on March 21, 2024.

Regarding this project, I provide the following information for your consideration:

- Solar Guidelines:** The Commission is a supporter of solar installations within the Districts and in fact has approved the large majority of applications that have come before it. In order to make sure that such installations are not incongruous with the purposes of the District, we have established guidelines concerning the location and type of installation allowed. While such proposed installations are considered on a case-by-case basis, the AHDC has consistently applied the following subset of its criteria to determine whether a proposed installation is appropriate and as well as where they are typically not allowed:
 - For most properties, locating solar panels on the primary facade is the least desirable option because it will have the greatest adverse effect on the property's character defining features.

- Solar panels should be installed on rear slopes or other locations not highly visible from the public right of way whenever possible.
- Solar panels should be positioned behind existing architectural features such as parapets, dormers, and chimneys to limit their visibility.
- Use solar panels and mounting systems that are compatible in color to established roof materials. (AHDC Design Guidelines, Revised January 2024)

In short, the Commission has consistently declined to approve solar panels on the primary street-facing façade of structures in the District and has required that any installations be compatible with the color of roofing to help the installation blend in to the surroundings.. While the Commission did not discuss solar specifically for this property, the discussions highlighted the visual prominence of this address and the fact that as a corner property, it has two primary facades.


2. **Parking:** The Commission noted during its hearings that it does not have direct jurisdiction over the curb cuts or zoning related parking requirements of the Town of Arlington. Rather, the Commission has jurisdiction over proposed changes in grades and any walls that are constructed on site. In particular, the Commission noted that (due to the topography of the lot) the size and placement of the proposed parking area(s) would require backing into heavy traffic and could create overly large and prominent retaining walls and asked that Applicant to explore alternatives. Here are excerpts from the AHDC minutes:

- J. Worden said he thinks it would be an improvement to the site and the neighborhood for a building in scale and size. He wondered if Gray Street access for parking would be better but M. Penzenik said the topography is very tough up there on that side and just couldn't make it work. C. Barry said the light at Irving Street will help because traffic does get breaks. He's excited but a bit troubled by the parking. The Applicant stated that the Redevelopment Board has jurisdiction on waterflow off the property and the issue with parking is going to be further dealt with by them. B. LaBau said the idea of making the new structure in the style chosen fits in well and makes sense but he too is concerned with the parking. AHDC Minutes 12/14/23
- Applicant: The discussion last month about the parking necessitated a change, next slide showed it divided up for parking for lower unit on Pleasant St and parking for the other 2 units up off of Gray St. Little turn around shown to facilitate not backing into Pleasant St traffic. AHDC Minutes 1/25/24
- The Commission noted that it will want to know how things will look visually from the street including any retaining walls. Applicant replied that any retaining walls will be sympathetic to the neighborhood visually.... C Barry asked for more info about changes at grade – walls, etc are concerning and it does affect massing.... S. Makowka noted concern about what does the visual representation of the retaining walls look like – the one in the front, etc. Would like to see proposal for the height and how it affects contours of the front. B Labau said parking areas were a definite improvement. AHDC Minutes 1/25/24

- [Applicant submitted] changes shown on new plans submitted for 2/22/24 meeting. She noted that with change to parking, they need 2 curb cuts approved. The Commission noted that while we can note our concerns for parking in front as reason for parking in rear, the AHDC can't override zoning or other regulations. Also, the Commission can't interpret the [Town] zoning codes around setbacks, etc. J. Worden asked about the parking off Gray Street and the retaining walls shown in the drawings. The Applicant noted that they will be poured concrete with stone facing. J. Worden noted that they may have to go to the ZBA after us for additional approvals. The Commission noted that for any stepped stone walls in back – think about how that works – not cinder block – any would need to look like fieldstone walls etc. The Applicant stated there will also be a low retaining wall to hold back the slope in the front.... There was a discussion of how much wall would be visible since it appears highest portion would be at end of driveway facing away from Gray Street given the slope of the lot. S. Makowka said we want walls to blend in and be as compatible as possible.Grade TBD and steps need to be added still to drawings. AHDC Minutes 2/22/24
- The Commission noted that any walls to manage grades will need to be engineered but all will be concrete with stone facing to match the rest of the district and that will need to be approved prior to installation. In addition, if approved the walls should blend in as they do as in other places in the district and if the change is so significant that the monitor feels it is beyond his/her discretion, the Applicant may need to come back for further direction by the Commission. AHDC Minutes 3/21/24
- S Makowka said there's a little bit of concern about the ... uncertainty around the grade changes and what needs to be done for parking in the back, M Penzenik said she's happy to come back after the ARB to submit that info. AHDC Minutes 3/21/24
- Certificate Condition: 2) CHANGES OF GRADE AND ALL IMPLICATIONS OF SUCH CHANGES (INCLUDING LANDSCAPE WALLS AND PARKING AREA) TO BE APPROVED BY MONITOR WITH THE POTENTIAL THAT APPLICANT MAY HAVE TO COME BACK TO COMMISSION FOR APPROVAL IF MONITOR FEELS SCOPE OF WORK EXCEEDS THEIR DISCRETION.

I hope that this information is helpful. I would be happy to answer any remaining questions

Sincerely,



Stephen Makowka
Chair, AHDC

Cc (via email): Martha Penzenick, Architect for 149 Pleasant
Carol Greeley AHDC Executive Secretary
Charles Barry and Brian Lebau, AHDC Project Monitors



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Claire V. Ricker, Secretary Ex-Officio

Subject: Environmental Design Review, 149 Pleasant Street, Arlington, MA
Docket #3810

Date: August 1, 2024

I. Docket Summary

This is an application filed on July 8, 2024, by Stephen Doherty, FTO Realty Trust, 109 Blanchard Road, Lawrence, MA 01843 to demolish the existing single-family house on a corner lot located at 149 Pleasant Street, Arlington, MA, and build a new three-family residential building within the R4 Townhouse District. The opening of Special Permit Docket #3810 will allow the Board to review and approve the project under §3.4, Environmental Design Review.

The Applicant proposes to construct a new three-family residential building on the site of an existing single-family house in the R4 Townhouse District, which allows three-family residential use via special permit. In addition to the demolition and new construction, the project proposes to relocate the existing driveway and curb cut on Pleasant St and add a second driveway and curb cut on Gray Street, to provide a total of six vehicle parking spaces. The application is before the Redevelopment Board due to the project's location on Pleasant Street.

The applicant is seeking relief from the following requirements of the Zoning Bylaw:

- §5.4.3 Use Regulations for Residential Districts – the applicant requests a special permit to construct a three-family residential building in the R4 district.

- §6.1.10.A Location of Parking Spaces – the applicant is proposing two separate driveways which is allowable should the Board make a finding that the second driveway may be added.
- §5.3.16 Yards or Setbacks for Lots Adjoining a Street or Public Open Space – the applicant is requesting that a finding be made to allow parking within the front yard setback from Gray Street for both the upper and lower driveways due to site conditions.
- §2 Definitions, Open Space: Useable – the applicant is requesting that a finding be made to waive useable open space requirements given the 16% grade of the project site.

Materials submitted for consideration of this application:

- Application for EDR Special Permit and Impact Statement, dated July 8, 2024;
- LEED Checklist, dated July 8, 2024;
- Stormwater Report, dated June 24, 2024;
- Arlington Historic Districts Commission Certificate of Appropriateness, dated March 21, 2024;
- Neighborhood Plan, dated June 20, 2024;
- Existing and Proposed Site Plans, dated June 20, 2024;
- Floor Plans and Elevations, dated June 20, 2024;
- Existing Conditions Photos, dated June 20, 2024;
- Streetscape study, undated; and
- Product and materials list, undated.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

The site is located in the R4 Townhouse District at 149 Pleasant Street. A single-family house was originally constructed on the site around 1947. The applicant is proposing to raze the single-family house and build a three-family residence which is an allowable use in the R4 district via special permit per §5.4.3 of the Zoning Bylaw.

There is a steep downward slope from west to east on the site. A proposed second driveway is required to meet the special permit criteria specified in §6.1.10.A. The applicant is also requesting relief via §5.3.16 from requirements that prohibit parking in the required front yard setback.

The Board can find that this condition is met.

2. **Section 3.3.3.B.**

The requested use is essential or desirable to the public convenience or welfare.

The neighborhood is zoned R4, which generally allows one- and two-family dwellings by right, and three-family dwellings or more via special permit. The project will construct 3 units of housing, including one accessible unit, which will contribute to the availability and diversity of housing options in the Town. The Board can find that this condition is met.

3. **Section 3.3.3.C.**

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The proposed three-family residential use is consistent with the pre-existing single-family residential use but with increased density. The addition of two units and thus four parking spaces will increase entry and exit movements to and from the site but will likely not create notable traffic congestion or pedestrian safety impacts in the area. The Board can find that this condition is met.

4. **Section 3.3.3.D.**

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The project site is in a residential area on a major street with underground 8" water and 10" sewer distribution lines. The proposed three-unit residential use will likely not overload any public utilities. The Board can find that this condition is met.

5. **Section 3.3.3.E.**

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

No special use regulations are applicable to the proposal. The Board can find this condition is met.

6. **Section 3.3.3.F.**

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The neighborhood is zoned R4, which generally allows three-family dwellings or more via special permit. The proposed three-family residential building does not impair the integrity or character of the neighborhood as other styles and types of multi-family housing currently exist in the immediate area including across the street from the project site. The Board can find that this condition is met.

7. Section 3.3.3.G.

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

The proposed residential use is in keeping with the residential neighborhood and will not cause an excess of use. The Board can find that this condition is met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

There is a significant 16% slope to the overall site which will be retained as no major site grading is proposed. Two parking areas will be created via retaining walls and soil addition or removal as is appropriate without substantial change to the site slope. The applicant should be prepared to discuss the driveway slope and able to confirm that it does not exceed a 15% downward slope, which would require additional relief per §6.1.10.A.

The applicant proposes removing three of five mature pine trees on the site. The relocation of the curb cut on Pleasant Street will also require removal of an immature but established street tree. The Board may consider requesting a more detailed landscape plan that shows all existing landscaping to be removed and includes a list of new plant materials and locations to be planted. Staff notes that §6.1.10.A requires a vegetated buffer for side yards used for parking when abutting a residential lot.

2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

The property is located in the Pleasant Street Historic District. The pre-existing 1947 house is not of the character or scale of other residential property in the neighborhood and is not considered a contributing structure to the Historic District. The proposed Italian Renaissance Revival design and overall massing of the three-family residence is more in line with the existing architectural vernacular in the District and received a Certificate of Appropriateness with conditions from the Arlington Historic Districts Commission on March 21, 2024. The Board can find this condition is met.

3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

By definition, there is currently no conforming, useable open space on the site given the 16% grade. The applicant does not propose new useable open space. The Board can find that this condition is met.

4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Six parking spaces (two tandem spaces per unit) are proposed. Four of the proposed parking spaces are located at the rear of the site on a proposed second driveway with access to Gray Street. Two of the spaces are located on a reconfigured primary driveway with access to Pleasant Street. The Pleasant Street driveway is designed with a turn-around to prevent cars from needing to back onto Pleasant Street, which is highly travelled. Each of the spaces will be assigned to a dwelling unit to ensure orderly vehicular circulation.

The applicant proposes to move the existing curb cut on Pleasant Street closer to the intersection of Pleasant and Gray Street and restore the concrete sidewalk to Town of Arlington specifications. In consultation with the Building Commissioner, it was determined that since parking is not allowed within twenty feet of an unsignalized intersection, generally a driveway should be at least 20 feet from the intersection as well. The applicant should be prepared to give the measurements of each proposed driveway to the curb line of the intersecting street.

The Applicant has not proposed exterior bicycle parking spaces, however per Section 6.1.12 there is no minimum number of long or short term bicycle parking spaces required for townhouse structures.

The Board can find that this condition is met.

5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The proposal includes a stormwater report and site drainage plan. The Gray Street driveway is designed to drain into an infiltration trench that diverts stormwater to a dry well. Likewise, the roof drains and Pleasant Street driveway will drain to a second drywell. The addition of landscaped areas will also assist with stormwater drainage and retention. This should improve surface water drainage over existing conditions. The Board can find that this condition is met.

6. EDR-6 Utilities Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

Currently electrical, telephone and cable services are delivered to the project site above ground as is typical for Pleasant Street. The applicant has requested that those existing services remain overhead. The proposal includes new sanitary sewer and water hook-ups underground and a new manhole for sewer service.

7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

This is a residential project. There will be no signage or advertising features on the property. The Board can find that this condition is met.

8. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

This is a residential project. There are no special features proposed. The Board can find that this condition is met.

9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The interior and exterior of the building have been designed to facilitate building evacuation including two forms of egress per unit. The proposed property will provide access to the building for fire, police and other emergency personnel and equipment from both Gray and Pleasant Streets. The Board can find that this condition is met.

10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The property is located in the Pleasant Street Historic District. The applicant received a Certificate of Appropriateness with conditions for the proposed project from the Arlington Historic Districts Commission on March 21, 2024. The Board can find that this condition is met.

11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

There are no proposed changes that would affect the microclimate. The Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

A LEED checklist was provided although LEED certification will not be pursued for the project. The Board can find this condition is met.

IV. Conditions

A. General

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
4. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Claire V. Ricker, Secretary Ex-Officio

Subject: Update to Environmental Design Review, 149 Pleasant Street, Arlington, MA
Docket #3810

Date: November 26, 2024

This memo is provided as an update to the last memo provided on August 1, 2024. The following items were provided by the Applicant since the last hearing:

- Updated site diagram, floor plans, and elevations
- Narrative Addendum

These items address the follow-up items requested by the ARB as follows:

- *Applicant must provide an updated LEED checklist and narrative.*

Applicant has provided an updated LEED checklist.

- *Applicant must provide a cross-section plan of the retaining wall, showing that is a minimum of 12 inches, preferably 18 inches, off the rear lot line.*

Applicant has provided this cross section indicating that the retaining wall is a minimum of 2' from the rear lot line on the engineered site plan – cross-section A-A – on page 6 of the 11-20-2024 Drawings & Plans document.

- *Applicant must provide a plan with specific identification of required parking locations not within the setback, with accessible space shown, including its dimensions.*

Applicant has provided updated site plan with parking spaces identified within the setback. Parking spaces are shown with dimensions on pages 4-5 of the 11-20-2024 Drawings & Plans document.

- *Applicant must meet with Tree Warden to review requirements for any removal of trees, as well as the exact location of trees in the public way and plans to either preserve those trees or go through the process to be allowed to relocate them.*

Applicant has included confirmation from the Select Board that the street tree may be removed pending plans that are approved by the Redevelopment Board. Applicant will plant two replacement street trees.

- *Applicant must confirm with the Director of ISD whether they will be subject to the Fossil Fuel Free bylaw, determine what types of mechanical systems will be used and where they will be located, and present updated plans showing that information.*

Applicant has provided email correspondence from Director Mike Ciampa dated 11/12/24 confirming that the project is subject to the fossil fuel free bylaw and that solar is not required.

- *Applicant must either present a plan for including solar or show that they are exempt from that requirement. If they are claiming exemption based on denial by AHDC, they must show that they have presented a plan for solar to AHDC and been denied.*

Applicant has provided a letter from the Arlington Historic Districts Commission indicating that the Commission regularly approves projects with rooftop solar in the historic districts but that solar panels installed on the primary, street facing façade are generally not allowed. The Commission highlighted the visual prominence of this address and the fact that as a corner property, it has two primary facades.

- *Applicant must show where trash and recycling bins will be kept on the site.*

Applicant has provided an updated site plan with the location of the trash and recycling bins shown on pages 4-5 of the 11-20-2024 Drawings & Plans document.



Town of Arlington, Massachusetts

Public Hearing: Docket #3821, 1513-1515 and 1517-1519 Massachusetts Avenue

Summary:

8:30 pm

Notice is herewith given that an application has been filed on September 20, 2024, by Yevgeny Bernshtein, IG Investments LLC, 226 Harvard Street, Brookline, MA 02446, to open Special Permit Docket #3821 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to demolish the existing single-family and two-family buildings and construct a mixed-use building containing nine residential units and one commercial unit on the property located at 1513-1515 and 1517-1519 Massachusetts Ave, Arlington, MA, in the B1 Neighborhood Office District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	1513-1519_Mass_Ave_-_Updated_ARB_Application.pdf	1513-1519 Mass Ave - Updated ARB Application
▣ Reference Material	1513-1519_Mass_Ave_-_Updated_Drawings_Plans_-_5_Units__Commerical_11-27-2024.pdf	1513-1519 Mass Ave - Updated Drawings & Plans 11-27-2024
▣ Reference Material	2024-11-27_Updated_EDR_memo_-_1513-1519_Mass_Ave.pdf	2024-11-27 Updated EDR memo - 1513-1519 Mass Ave

2024 SEP 20 A 11:30

TOWN CLERK'S OFFICE
ARLINGTON, MA 02464

DOCKET 3821

REQUIRED SUBMITTALS CHECKLIST

2024 SEP 24 PM 2:48

One electronic copy of your application is required; print materials may be requested. Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.



Application Cover Sheet (project and property information, applicant information)



Dimensional and Parking Information Form (see attached)



Impact statement

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.



Drawing and photographs of existing conditions

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.



Site plan of proposal. Must include:

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.



Drawings of proposed structure

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.



Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.



Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.



Proposed landscaping (*may be incorporated into site plan*)

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.



Plans for sign permits, if signage is an element of development proposal



Stormwater management plan

(for stormwater management during construction for projects with new construction)



SketchUp Compatible Model, if required



Application fee

(See [Rule 12 of the ARB Rules and Regulations](#) for how to calculate the fee)

FOR OFFICE USE ONLY

Docket #: 3821

_____ Special Permit Granted

Date: _____

_____ Received evidence of filing with Registry of Deeds

Date: _____

_____ Notified Building Inspector of Special Permit filing

Date: _____

COVER SHEET

TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

2024 SEP 24 PM 2: 48

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

- Property Address 1513-1515 & 1517-1519 Massachusetts Avenue
Assessors Block Plan, Block, Lot No. 62-1-10 & 62-1-11.A Zoning District B1 Neighborhood Office
- Deed recorded in the Registry of deeds, Book 82774, Page 20
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
- Present Use of Property (include # of dwelling units, if any)
2-Family and 1-Family Dwellings
- Proposed Use of Property (include # of dwelling units, if any)
Mixed-Use Building Containing 9 Residential Units and 1 Commercial Space

APPLICANT INFORMATION

- Applicant:** Identify the person or organization requesting the Special Permit:
Name of Applicant(s) Yevgeny Bernshtein
Organization IG Investments LLC
Address 226 Harvard Street, Brookline, MA 02446
Street City, State, Zip
Phone 617-383-5659 Email Gene@riseboston.com
- Applicant Interest:** the applicant must have a legal interest in the subject property:
☒ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☐ Lessee/tenant
- Property Owner** ☒ Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name _____ Title _____
Organization _____ Phone _____
Address _____
Street City, State, Zip
Phone _____ Email _____

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name Matthew Eckel Title Attorney
Organization Fletcher Tilton PC Phone 508-459-8097
Address 100 Front Street, 5th Floor Worcester, MA 01608
Street City, State, Zip
Phone 508-459-8097 Email meckel@fletchertilton.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

<u>3.3</u>	<u>Request for Special Permit</u>
<u>3.4</u>	<u>Request for Environmental Design Review</u>
_____	_____
section(s)	title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

<u>5.5.2.A</u>	<u>Dimensional Requirements: front, side and rear yard, open space, height and FAR</u>
<u>6.1.12.A</u>	<u>Bike Parking Reduction</u>
_____	_____
section(s)	title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that IG Investments LLC is the owner ☒ or occupant ☐ or purchaser under agreement ☐
of the property in Arlington located at 1513-1515 and 1517-1519 Massachusetts Avenue
which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☒ has been taken by
the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant
expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the
Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):

 _____

<u>226 Harvard Street, Brookline, MA 02446</u>	<u>617-383-5659</u>
Address	Phone

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

DIMENSIONAL AND PARKING INFORMATION

Property Location: _____

Zoning District: _____

Applicant: _____

Address: _____

Present Use/Occupancy: No. of Dwelling Units: _____

Uses and their gross square feet: _____

Proposed Use/Occupancy: No. of Dwelling Units: _____

Uses and their gross square feet: _____

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size			min.
Frontage			min.
Floor Area Ratio ¹			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (sf)			min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height stories			stories ²
feet			Feet
Open Space (% of G.F.A.) ³			min.
Landscaped (sf)			(sf)
Usable (sf)			(sf)
Parking Spaces (#) ⁴			min.
Parking Area Setbacks (feet) <i>(where applicable)</i>			min.
Loading Spaces (#)			min.
Bicycle Parking ⁵ short term			min.
long term			min.

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

**TOWN OF ARLINGTON
ARLINGTON REDEVELOPMENT BOARD**

RE: 1513-1519 MASSACHUSETTS AVENUE, ARLINGTON, MASSACHUSETTS
APPLICANT: IG INVESTMENTS LLC
ARLINGTON REDEVELOPMENT BOARD – IMPACT STATEMENT

Introduction:

IG Investments LLC (the “**Applicant**”) is proposing to redevelop the parcels known as 1513-1515 & 1517-1519 Massachusetts Avenue. By this Application, the Applicant seeks to meet the burgeoning needs of the Town of Arlington to develop new structures providing valuable residential and commercial uses and creating housing and employment opportunities.

The proposed project includes razing the two existing structures and erecting a new mixed-use building with five residential units, one commercial office space, and five parking spaces (the “**Project**”). The Project includes a significant amount of site and landscaping improvements.

The Applicant now seeks approval from the Arlington Redevelopment Board pursuant to the powers granted to them through section 3.4 of the Town of Arlington Zoning Bylaw.

Existing Conditions:

Under existing conditions, the Development Site contains two separate lots. One lot, known as 1513-1515 Mass Ave and containing approximately 4,505 square feet currently, is occupied by an existing two-family structure. The second lot, known as 1517-1519 Mass Ave, is approximately 4,470 square feet and contains a neglected structure identified as a single-family home, which has fallen into a state of despair. The property is surrounded by a mixture of residential and commercial properties along Mass Ave and the Minuteman Commuter Bikeway in the rear.

Proposed Use:

The Applicant proposes to demolish, in its entirety, the existing structures. The Applicant will combine the existing parcels into a new lot which will contain approximately 8,975 square feet. The Applicant will also erect a new two-story mixed-use structure which will contain five residential condominium units, one commercial office space, and five parking spaces.

The Site is proposed to be accessed via a curb cut along Mass Ave which will provide access to a first-floor parking facility containing five parking spaces. The parking facility will include electric vehicle charging stations as well as eight long-term bike parking spaces and four short-term bike spaces for visitors and employees. The first floor will also contain a residential entry, commercial space, and one residential unit. The Project also includes proposed site improvements including a full landscaping plan. The addition of the proposed residential and commercial uses will bring activity and vibrancy to this section of Mass Ave. The location of the development is extremely conducive to these uses given its proximity to other commercial uses in both Arlington and Lexington as well as its proximity to the several bus lines. Existing infrastructure in the form of

roadways and traffic signals are well designed to absorb any additional impact from the proposed uses. This development will provide valuable new residential units and a commercial use promoting pedestrian activity and an active streetscape.

The Applicant is seeking a Special Permit relating to the proposed mixed-use building. The Applicant is also seeking approval through the Environmental Design Review process, which will require relief from the required front yard setback and as well as any other applicable waivers or relief deemed necessary.

Special Permit Findings:

Per the Town of Arlington Zoning By-Law under Section 3.3 the Arlington Redevelopment Board has the power to grant Special Permits. Per Section 3.3.3 Special Permits shall be granted by the Permit Granting Authority only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the characteristics of the site and of the proposal in relation to that site. The determination shall include findings that all of the following criteria for granting a Special Permit are met:

- A. The use requested is listed as a Special Permit use in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

As per Section 5.5.3, Use Regulations for Business Districts, a mixed-use development is allowed by Special Permit in a B1 district.

- B. The requested use is essential or desirable to the public convenience or welfare.

The proposed uses are essential and desirable. The Project contains both residential units and a commercial space. The residential units will provide market rate housing opportunities for a range of family sizes. Additionally, the commercial space will promote street activity and employment opportunities and the mixed-use building, will bring vibrancy to this part of Mass Ave, as well as increase the tax base for the parcel.

- C. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The use will not create traffic congestion or impair pedestrian safety. The Project proposes a single curb cut providing vehicular and bicycle access into the parking facility. The Project proposes one to one parking per residential unit and is utilizing the parking exemption for the first 3,000 square feet of commercial space in a mixed-use development per section 6.1.10.C in an effort to reduce reliance on motor vehicles and vehicular traffic. The Project includes both long-term and short-term bicycle parking and is located along multiple bus routes which will promote alternate means of transportation.

- D. The requested use will not overload any public water, drainage, sewer system or any other municipal system to such an extent that the requested use or any developed use in the

immediate area or in any other of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

The Project will not overload any public water, drainage, sewer system or other municipal system. Additionally, a full stormwater management plan was developed, and the Project includes several green features which will improve water runoff and stormwater management.

- E. Any special regulations for the use as may be provided by this Bylaw are fulfilled.

Any special regulations for the use shall be fulfilled if applicable.

- F. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare. The surrounding uses are made up of residential, commercial, and mixed-use properties. The proposed Project will strengthen and enhance the streetscape which is desirable within the Mass Ave corridor. There is precedent for the proposed uses in the area and the Project has been designed to fit within the neighborhood context. A two-story structure is reasonable at this site and permitted by the Zoning By-Law. Additionally, based on the dramatic change in topography from the opposite side of Mass Ave, the final height of the proposed structure will be less than nearly all of the structures across the street and most of the newer developments along Mass Ave.

- G. The requested use will not, by its addition to the neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

The requested uses will not cause an excess of the use that could be detrimental to character of the neighborhood. The neighborhood currently contains a mixture of various residential uses and commercial uses. Mass Ave, due to its nature as an active corridor is designed to accommodate such uses and promotes such mixed-use developments. The addition of new housing units should have a favorable impact on the community and will provide housing opportunities for families and young professionals. The commercial use will bring street activity to the property and enhance the streetscape.

Overall, the proposed uses all meet the above defined criteria and the beneficial impacts outweigh any adverse effects.

Environmental Design Review Standards under Section 3.4.4:

- A. Preservation of Landscape

The existing landscape will be preserved wherever possible and the project includes a full landscape plan completed by Verdant Landscape Architecture, which should enhance the site's landscaping as a whole. The Project includes the planting of new trees and measures will be taken to ensure their long-term health. A site inspection was conducted by a certified arborist and a tree report was completed. The trees proposed to be removed were all determined to be rated in fair or poor health. The project proposes to preserve the tree on the site that was determined to be in good health. A full planting schedule has been provided within the landscape plan for all four sides of the property. Additionally, a large green space garden area is proposed in the rear yard which will promote active open space use for the residents and which provides a natural buffer between the structure and the Minuteman Bikeway. There is not a significant slope on the property and grade changes should be minimal, and where applicable will not be perceptible from Mass Ave and will keep in general appearance of neighboring developed areas.

B. Relation of Building to Environment

The new mixed-use building and site improvements are well suited for this neighborhood. The materials have been carefully selected to fit within the current context of the Mass Ave corridor and the building has been designed with recessed decks and alternating materials to break up the massing of the building. Landscaping features provide natural beauty, an inviting streetscape, and buffering from abutting properties.

C. Open Space

Open space is being provided in the form of landscaped areas, garden area, patios and private decks. A landscape buffer occurs around the perimeter of the building. Each unit contains at least one private patio or deck. Overall, the decks and open space will provide an enjoyable streetscape and usable open space for the residents.

D. Circulation

Pedestrian and resident circulation is focused on two separate and distinct front entries, one for the residential portion of the building and one for the commercial space. Design elements are being incorporated to draw attention to these entries and provide visual cues for these separate uses. Public bike racks are being provided adjacent to the commercial space and accessed directly from the sidewalk. The five parking spaces and eight long-term bike racks will be accessed through from the curb cut and driveway along the left side of the property line. From the parking area, residents can access the main lobby and the rear yard.

E. Surface Water Drainage

Please see attached drainage plan completed by Spruhan Engineering, P.C.

F. Utility Services

Electrical, telephone, cable TV and other such lines shall remain above ground as they currently are and is typical in the area. Sanitary sewage disposal and solid waste disposal from the building will be in accordance with all codes and local requirements.

G. Advertising Features

Any signage and advertising will comply with the provisions of Section 6.2 of the Zoning By-Law. The size and location of any signs for the residential or commercial use will be completed with the intent of identifying the uses in a tasteful manner and will not detract from the character of the neighborhood or the surrounding properties.

H. Special Features

There are no proposed exposed storage areas, machinery installations, loading area, etc. The transformer room, electrical room and sprinkler room will also be enclosed and screened.

I. Safety

The project has been designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. The building is located in close proximity to the sidewalk and Mass Ave allowing direct access for fire trucks. The building contains a main centralized stairwell to provide convenient ingress and egress. Building features and the mixture of permanent residents and day-time occupancy at the commercial space will enliven the property and bring activity and additional safety and security to the site.

J. Heritage

The removal or disruption of historical structures or uses should be minimized within Arlington and its history should be respected and preserved where possible. This project involves razing two residential structures although it is not believed either of them have significant historical value and one of the structures is already in a state of disrepair. The proposed uses are in line with historic uses along the Mass Ave corridor and include both commercial and residential components.

K. Microclimate

The proposed project seeks to minimize adverse impacts on light, air, and water resources and on noise and temperature levels of the immediate environment. The proposed uses are non-intrusive, as residential and commercial uses are part of Arlington's long-term goals for Mass Ave and historically residential units and a

small commercial space do not drastically alter the noise or temperature levels of the area. The project includes a number of environmentally friendly features, such as open space, landscaping, solar ready roof, EV charging stations and energy efficient appliances which promote mixed-use development in a responsible manner

L. Sustainable Building and Site Design

The proposed project will incorporate many features relating to sustainability, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. A LEED checklist has been prepared and made part of this application package. The project current contains the following:

- Compliance with the Stretch Energy Code
- Sustainable building materials
- Energy efficient appliance and mechanical systems
- Energy efficient lighting
- Solar ready roof
- Light colored roofing system
- Sustainable landscaping plantings
- Non-invasive plant materials
- Stormwater management
- EV charging stations

Conclusion:

The Applicant believes the project provides an opportunity to redevelop these lots and substantially enliven this corridor, while promoting economic growth and necessary uses that will benefit the community. The requested uses will promote activity and commerce in the area while being designed to fit in with the neighborhood context.

For the reasons stated the Applicant respectfully requests the Arlington Redevelopment Board grant the requested approvals relating to the proposed redevelopment and use of the property.

Respectfully submitted,
IG Investments LLC

By: Matthew J. Eckel, Esquire
Fletcher Tilton PC
100 Front Street
Worcester, MA 01608
Tel: (508) 459-8397
Email meckel@fletcherilton.com

1513 MASS AVE

Arlington, MA, 02476

ARB EDR APPLICATION

Summary

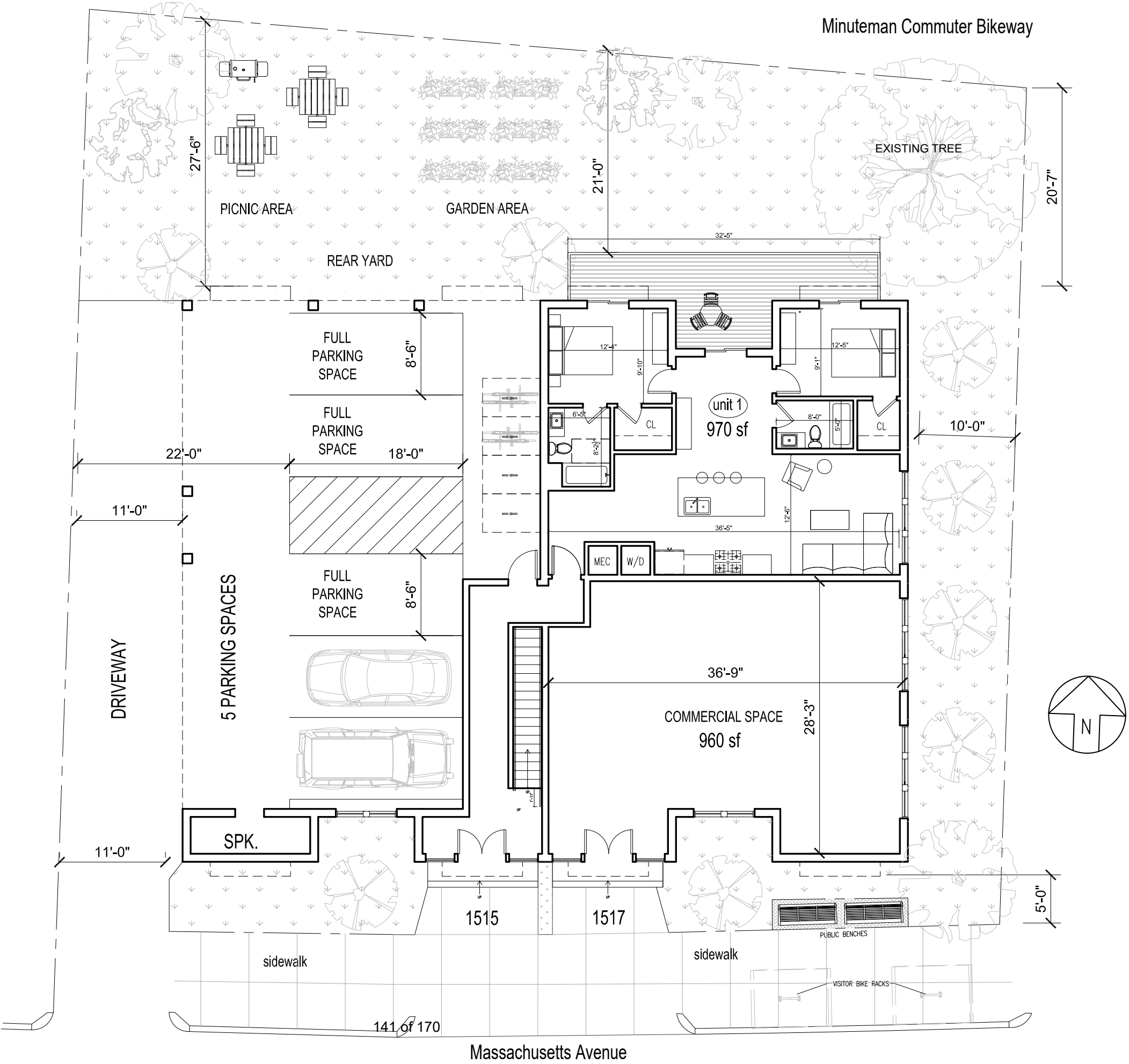
- 2 stories
- 5 residential units
 (5x 2 Bed Units)
- 1 Commercial unit
- 5 Arlington parking spaces
- 8 Bike spaces
- 0.74 FAR



EXISTING CONDITIONS (VIEWS FROM MASS AVE)

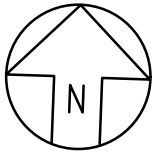
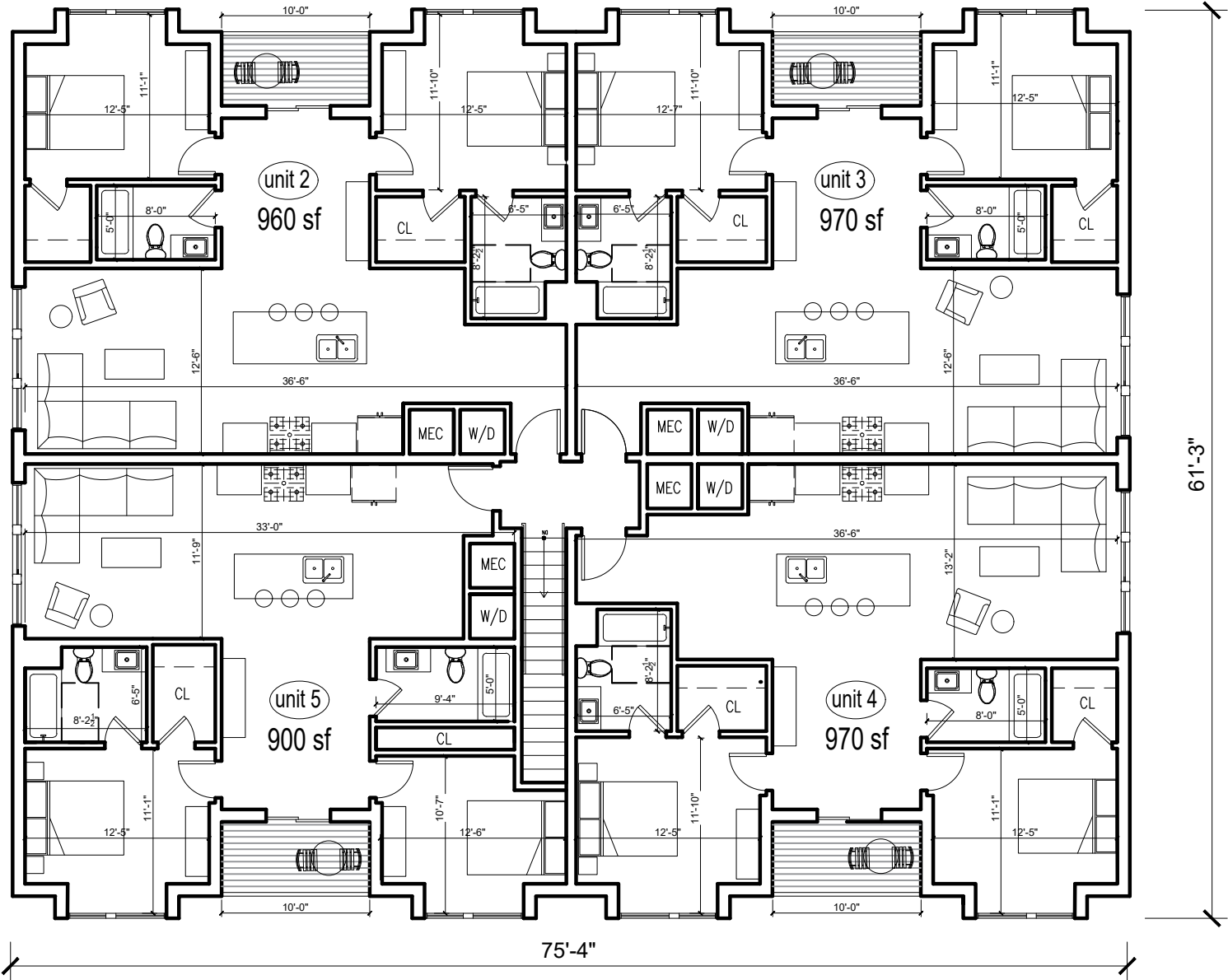


SITE PLAN

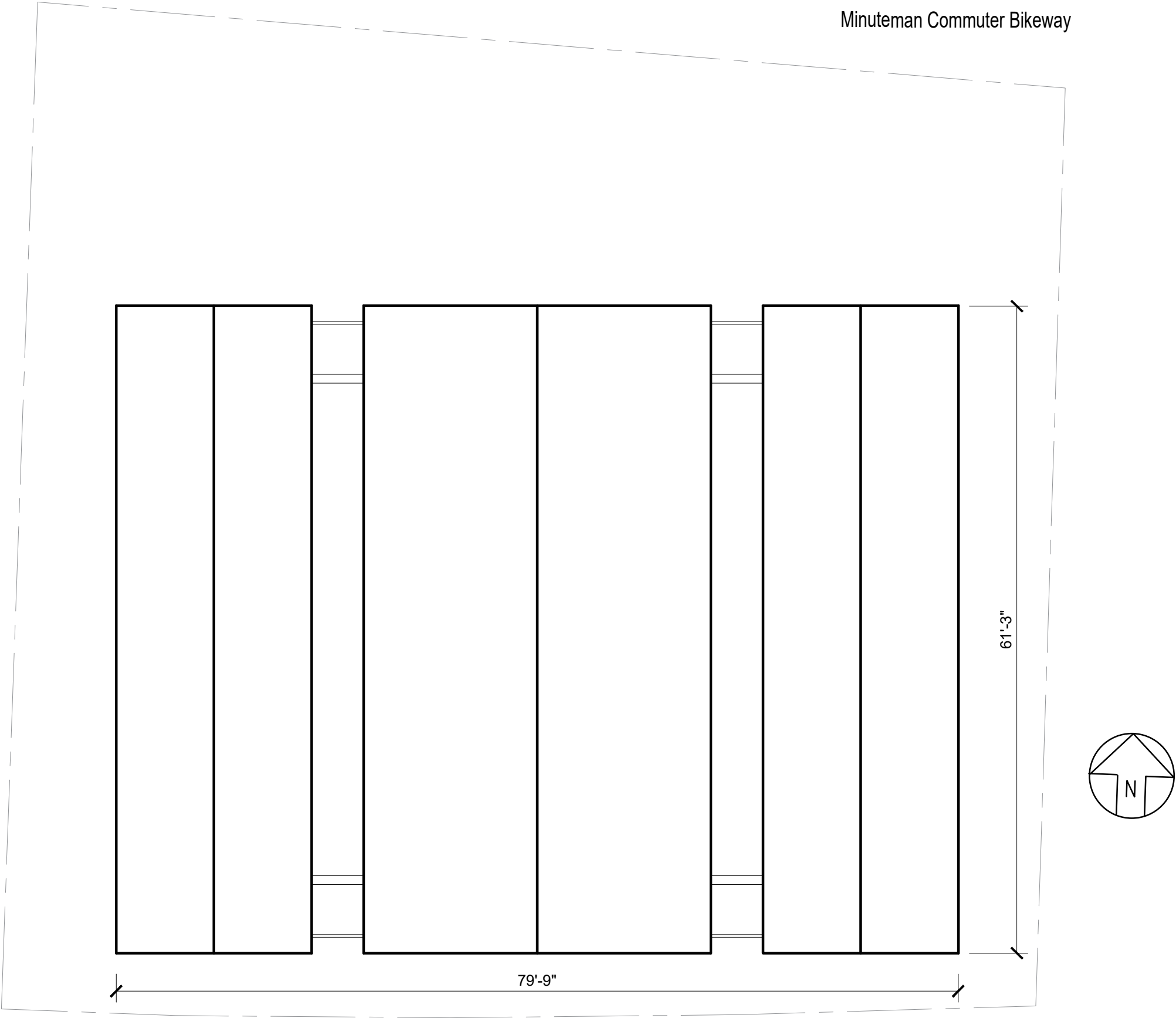


LEVEL 2 PLAN

Minuteman Commuter Bikeway



ROOF VIEW



ELEVATIONS



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

ELEVATIONS



PROPOSED RIGHT SIDE ELEVATION

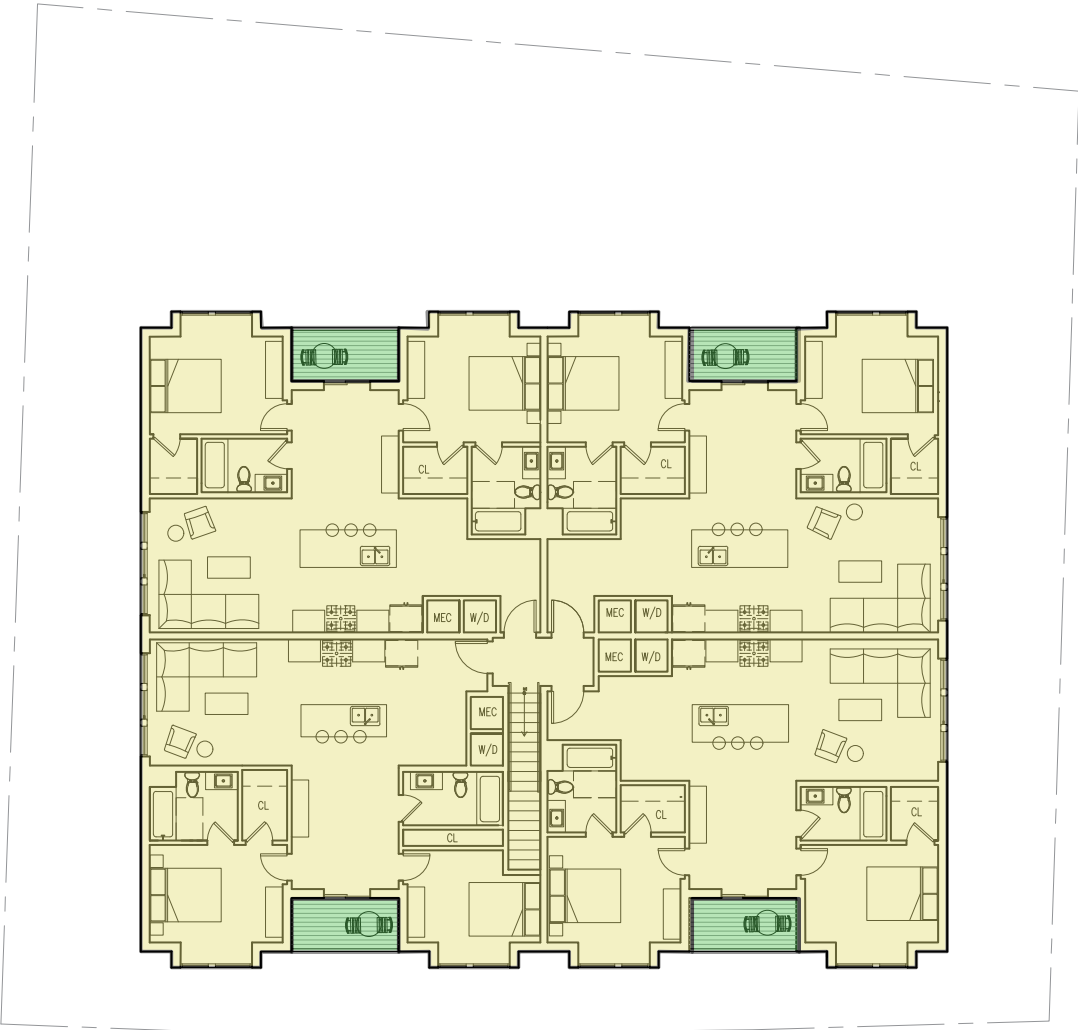


PROPOSED LEFT SIDE ELEVATION

LANDSCAPED VS BUILT AREA
TOTAL AREA 8970SF



GROUND FLOOR

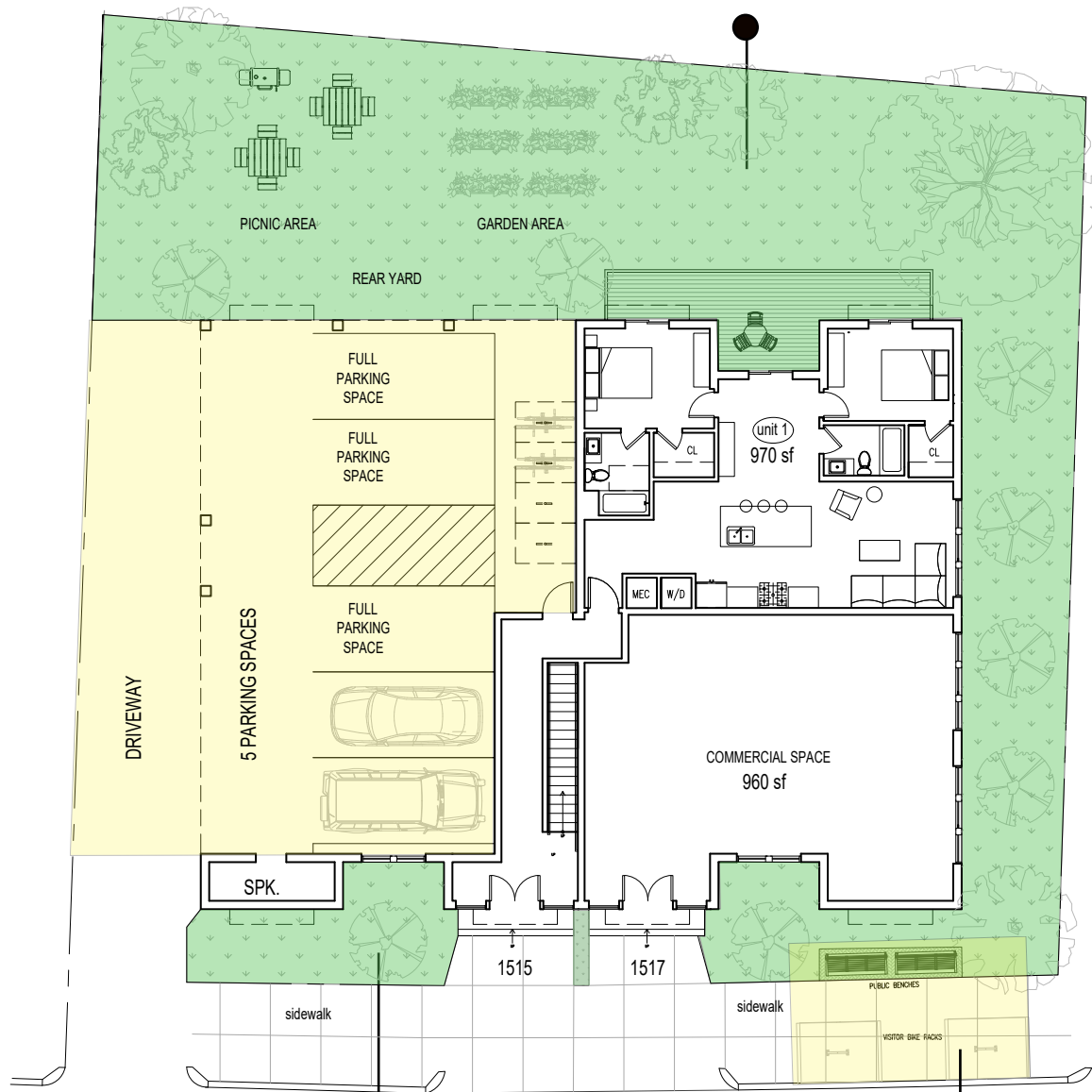


SECOND FLOOR



PUBLIC REALM INTERFACE

REAR SETBACK: Shields the building from the Bikepath and the Bikepath from the building

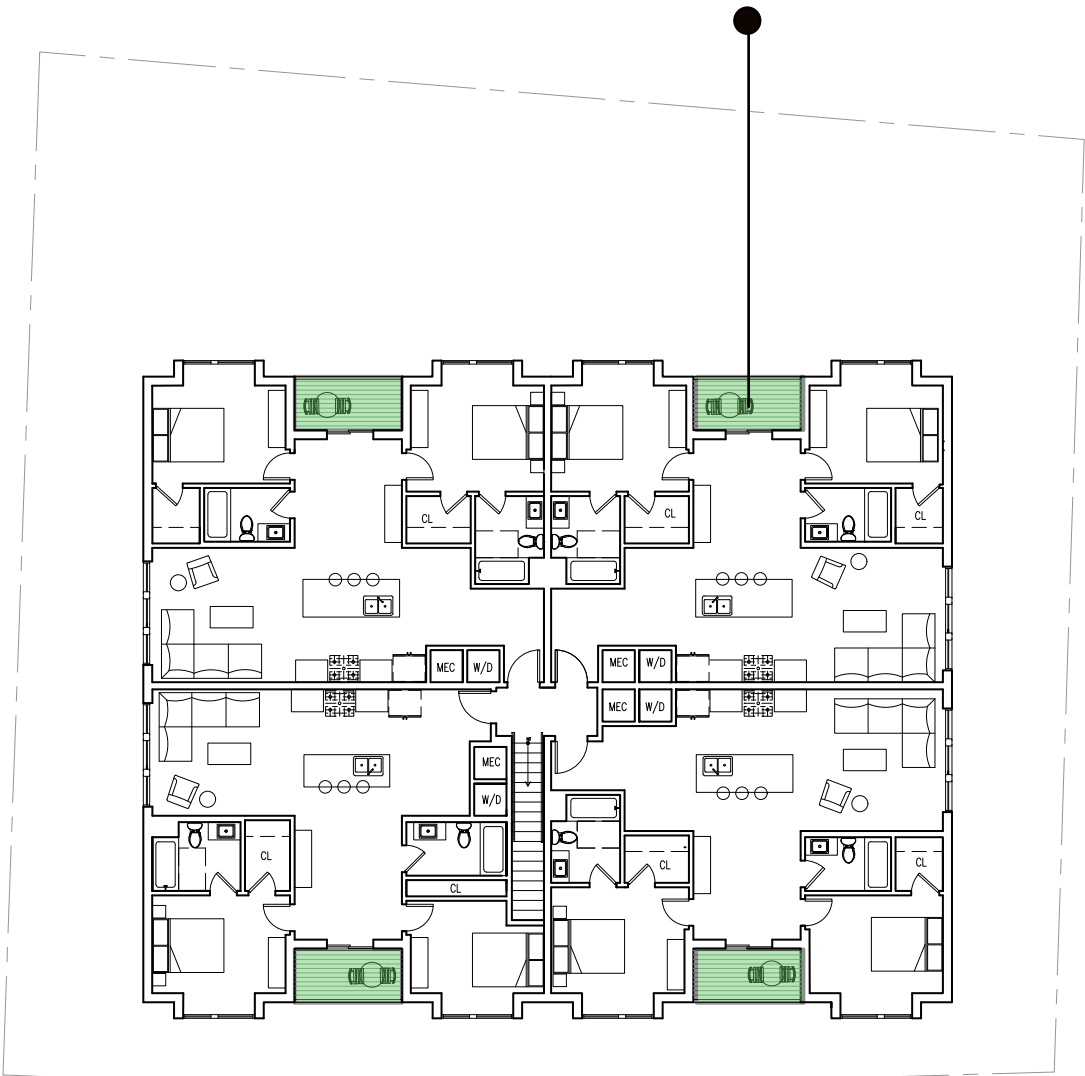


GROUND FLOOR

LANDSCAPE BUFFERS: Provide transition space between public and private realms

PEDESTRIAN AMENITIES: Onsite benches and bike parking

BALCONIES: Foster interaction with the outdoors and Bikepath



SECOND FLOOR

FACADE CHARACTERISTICS

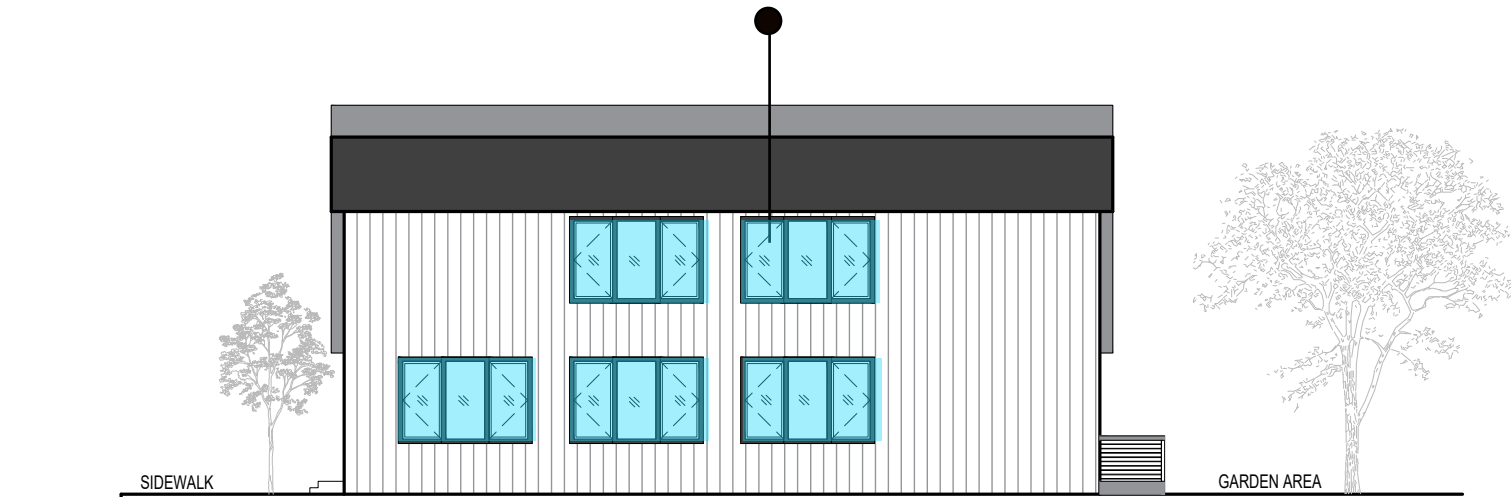
Depth in building
to break building mass

Ground floor transparency and variation
in facade with bays and balconies



PROPOSED FRONT ELEVATION

Variation in window elements to create
hierarchy in building facade



PROPOSED RIGHT SIDE ELEVATION

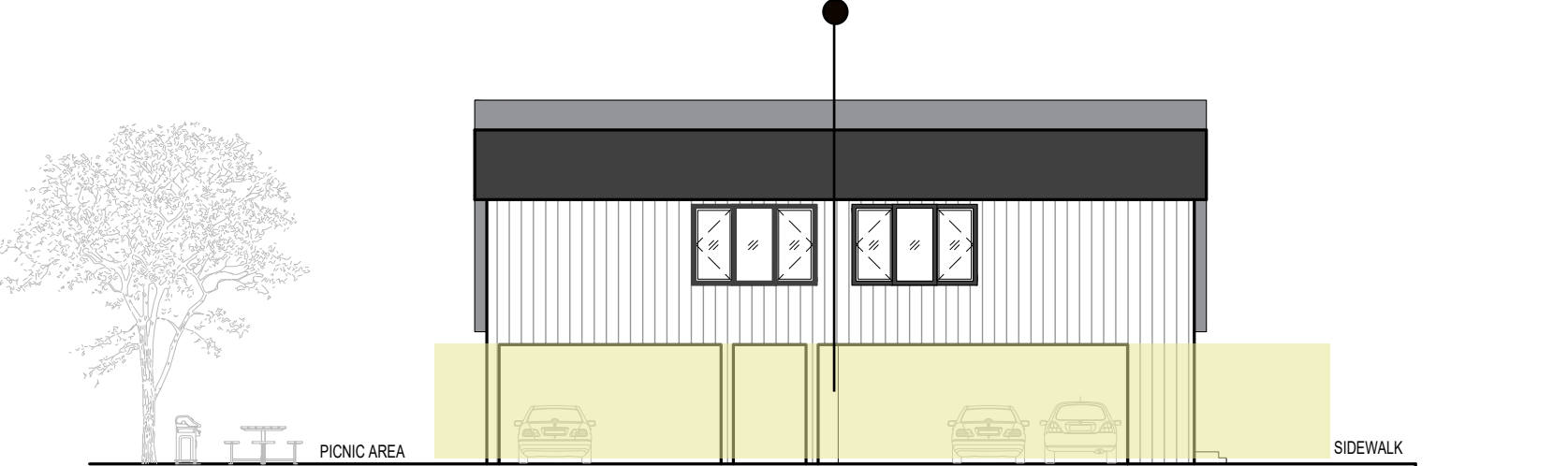
Advantage of views
towards the Bikeway from

Ground floor transparency and inter-
action with the Bikeway



PROPOSED REAR ELEVATION

Cyclist access and parking to link
concrete connection



PROPOSED LEFT SIDE ELEVATION

FACADE MATERIALS AND PRODUCTS

Swiss Pearl Reflex, Black

Reflex is a through-coloured, naturally dried fibre cement panel with a reflective surface coating, which creates a different return of the light. Depending on the viewing angle, this creates a restrained, shimmering look on the surface



Pac-Clad Redi-Roof Standing Seam

Redi-Roof panels feature an offset profile which adds strength and allows room for a hex head fastener. The clip, with its button-punched design, ensures an extra-snug fit. The one-piece design allows for ease of installation.



DRIVEWAY

Hardie Vertical Panel, Arctic White

Proprietary ColorPlus® Technology finishes provides years of lasting character and fade resistance. The factory-applied, baked-on color is cured between coats, creates a strong bond that resists peeling, chipping, and cracking for years to come.



New Barnwood Siding

Cedar Barnwood Siding offers a cost-effective alternative to reclaimed barnwood, boasting quicker installation, minimal waste, and none of the common issues such as pests, animal waste, nails, or lead.



CONTEXT RENDER



context
a collaborative design workshop



Town of Arlington, Massachusetts
Department of Planning and Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board
From: Claire V. Ricker, AICP Secretary Ex-Officio
Subject: Update to Environmental Design Review, 1513-1515 and 1517-1519 Massachusetts Avenue, Arlington, MA, Docket #3821
Date: November 27, 2024

I. Summary

This memo is provided as an update to the previous planning memo provided on October 17, 2024. The following items were provided by the Applicant since the last hearing:

Materials submitted for consideration of this application include:

- Updated Dimensional and Parking Information,
- Updated Impact Statement,
- Updated Site Plan,
- Updated Landscape Plans, and
- Updated Architectural Drawings.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

As per Section 5.5.3, Use Regulations for Business Districts, a mixed-use building is allowed in the B1 Neighborhood Office District with a Special Permit under the jurisdiction of the ARB due to its location on Massachusetts Avenue. The Board can find this condition met.

2. Section 3.3.3.B.

The requested use is essential or desirable to the public convenience or welfare.

The Master Plan recommends supporting commercial areas by encouraging new mixed-use redevelopment, including residential and commercial uses, in and near commercial corridors. This new development is in close proximity to the Arlington Heights commercial district and businesses along Massachusetts Avenue. The project contains both residential units and a commercial space. The residential units will provide both market rate and affordable housing opportunities for a range of family sizes. The Board can find this condition met.

3. Section 3.3.3.C.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The proposed use will not create traffic congestion or impair pedestrian safety. The Board can find this condition met.

4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The Project will not overload any public water, drainage, sewer system or other municipal system. The Board can find this condition met.

5. Section 3.3.3.E.

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

There are no special regulations for the proposed use. The Board can find this condition met.

6. Section 3.3.3.F.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The use does not impair the integrity or character of the B1 district or adjoining districts and will not be detrimental to health or welfare. The surrounding uses are made up of residential, commercial, and mixed-use properties. The Board can find this condition met.

7. Section 3.3.3.G.

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

There will be no excess of mixed-use in the neighborhood as a result of this development; rather the Applicant's proposal will comport with the objectives of the Master Plan to maintain a mixed-use component along Mass Ave. The Board can find this condition met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The existing landscape will be preserved wherever possible. The proposed landscape is located in the rear and side setbacks with decks and roof decks proposed for each unit. A garden area is also proposed in the rear setback. The Project includes the planting of thirteen new trees, and measures will be taken to ensure their long-term health. Tree removal will be limited to trees determined to be in fair or poor health by a certified arborist. The project proposes to preserve one tree on the site that was determined to be in good health. There is no significant slope on the property thus grade changes are minimal. The Board can find this condition met.

2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

As a major corridor, Mass Ave is designed to accommodate and promote mixed-use development as contemplated in the Master Plan. The proposed new building design relates to the neighborhood and vicinity. Nearby structures include a small restaurant and a 12-unit multifamily apartment building on the 1500 block of Massachusetts Avenue and one- and two-family buildings across Massachusetts Avenue. Additionally, the structures to be demolished are close in height to this proposed new building. The addition of new housing units should have a favorable impact on the community and will provide new housing opportunities. The commercial use will bring street activity to the property and enhance the streetscape. Moreover, based on the change in topography from the opposite side of Mass Ave, the final height of the proposed structure will be less than many of the structures across the street.

The applicant proposes a front setback of less than the required 20', bringing the front of the planned building to within 4' of the back of sidewalk and seeks relief from §5.5.2.A. Dimensional Requirements: front setback. Bringing this mixed-use building towards the sidewalk will serve to strengthen and enhance the streetscape, which is desirable along the Mass Ave corridor. The Board can find this condition is met.

3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

Open space is being provided in the form of landscaped areas in the building setbacks, and private decks for each residential unit. Overall, the decks and landscaped open space will provide an enjoyable streetscape and usable open space for the residents. The Board can find this condition met.

4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Pedestrian and resident traffic circulation would use two separate and distinct front entries, one for the residential portion of the building and one for the commercial space. The project proposes a single curb cut providing vehicular and bicycle access into the parking facility and includes a “garage door” for entry. From the garage, residents can access the main lobby and the rear yard. The Project proposes one-to-one parking per residential unit and is utilizing the parking exemption for the first 3,000 square feet of commercial space in a mixed-use development per section 6.1.C in an effort to reduce reliance on motor vehicles and vehicular traffic. The Project requires 0.1 long-term and 0.6 short-term bicycle parking spaces for the 1060 square feet of retail space. Additionally, the residential use requires 8 long-term spaces and one short-term space, for a total requirement of 8 long term and 2 short term bicycle parking spaces. The Board may find this condition is met.

5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

A full stormwater management plan has been developed, and the project includes several green features which will improve water runoff and stormwater management. The Board can find this condition met.

6. EDR-6 Utility Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

Currently electrical, telephone and cable services are delivered to the project site above ground as is typical for this section of Mass Ave. The applicant has requested that those existing services remain overhead. Sanitary sewage disposal and solid waste disposal from the building will be in accordance with all codes and local requirements.

7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

Any signage and advertising will be in accordance with the provisions of Section 6.2 of the Zoning By-Law, compliant with the B1 Neighborhood Office District requirements. Final signage will need to be submitted, reviewed, and approved administratively by the Department of Planning and Community Development or reviewed by the Board for a sign permit.

8. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

The proposed new building's special features will be properly screened and situated on the property to minimize exposure of service and utility areas. All special features will be housed inside the new building. The Board can find this condition met.

9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The interior and exterior of the building have been designed to facilitate building evacuation including two forms of egress per unit. The proposed property will provide access to the building for fire, police and other emergency personnel and equipment from Mass Ave. The Board can find this condition met.

10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

This project includes demolition of two residential structures that are not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and are not under the jurisdiction of the Arlington Historical Commission. Moreover, there are no adjacent properties listed on the Inventory. The Board can find that this condition is met

11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air, and water resources or on noise and temperature levels of the immediate environment.

The proposed project seeks to minimize adverse impacts on light, air, and water resources and on noise and temperature levels of the immediate environment. The proposed uses are non-intrusive, as residential and commercial uses are part of Arlington's long-term goals for Mass Ave and historically residential units and a small commercial space do not drastically alter the noise or temperature levels of the area. The project includes a number of environmentally friendly features, such as open space, landscaping, solar ready roof, EV charging stations and energy efficient appliances which promote mixed-use development in a responsible manner. The Board can find this condition met.

12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

The project currently contains the following:

- Compliance with the Stretch Energy Code
- Sustainable building materials
- Energy efficient appliance and mechanical systems
- Energy efficient lighting
- Solar ready roof
- Light colored roofing system
- Sustainable landscaping plantings
- Non-invasive plant materials
- Stormwater management
- EV charging stations

IV. Findings

1. The ARB can find that the project is consistent with Environmental Design Review per §3.4 of the Zoning Bylaw.
2. The ARB can find that the project is consistent with §3.3, Special Permits of the Zoning Bylaw.
3. The ARB can find that the project is consistent with §5.5.2.A.

V. Conditions

A. General

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development.
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.
6. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development. The applicant shall provide evidence that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer.
7. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
8. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
9. Upon the issuance of the building permit, the Applicant shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.
10. Building signage shall be filed with and reviewed and approved by the Department of Planning and Community Development and Inspectional Services.

11. The applicant must comply with the conditions set forth herein, with the State Building Code, including the Town of Arlington requirements, and, where applicable, with the Massachusetts Architectural Access Board regulations.
12. The applicant must obtain the necessary building permits and work with the Town Engineer to ensure compliance with all applicable codes.



Town of Arlington, Massachusetts

Correspondence

Summary:

149 Pleasant St:

- K. Lubar, 8/30/2024
- O. Aries, 11/26/2024
- D. Seltzer, 11/27/2024
- K. Lubar, 12/2/2024

1513-1519 Mass Ave:

- D. Seltzer, 12/1/2024

1500 Mass Ave:

- D. Seltzer, 11/18/2024

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	149_Pleasant_St_-_08302024_Lubar__K.pdf	149 Pleasant St - 08302024 Lubar, K
▢	Reference Material	149_Pleasant_St_-_11262024_Aries__O.pdf	149 Pleasant St - 11262024 Aries, O
▢	Reference Material	149_Pleasant_St_-_11272024_Seltzer__D.pdf	149 Pleasant St - 11272024 Seltzer, D
▢	Reference Material	149_Pleasant_St_-_12022024_Lubar__K.pdf	149 Pleasant St - 12022024 Lubar, K
▢	Reference Material	1513-1519_Mass_Ave_-_12012024_Seltzer__D.pdf	1513-1519 Mass Ave - 12012024 Seltzer, D
▢	Reference Material	1500_Mass_Ave_-_11182024_Seltzer__D.pdf	1500 Mass Ave - 11182024 Seltzer, D

From: Keneth Lubar
33 Gray Street
Arlington, MA

Sent: Friday, August 30, 2024

To: Claire Ricker

Subject: 149 Pleasant Street

Dear Ms. Ricker:

I could not attend the August 12, 2024 Arlington Redevelopment Board meeting, so these public comments are based on the ACMi recording. Timestamps are from video posted on YouTube.

At around 48:46 the developer’s architect, Ms. Penzenik, was disingenuous in response to the questions about solar. She stated that because the proposed development was in a historic district that solar was a non-starter “because they have routinely denied them ... yeh, they have” (50:12).

This statement is not supported by the review of the minutes from the Arlington Historical District Commission. In the last three years, there were three meetings before the Commission requesting permits for solar on existing residences.

Date	Address	Disposition
July 25, 2024	52 Westmoreland Ave (Regan)	Approved with no modifications
December 14, 2023	30 Jason Street (Harris)	installation of solar panels on garage approved with modification for black solar panels with black edges
July 28, 2022	188 Westminster (Kokubo)	Approved with condition that the conduit will not extend over the edge of the roof and will be tucked up into the eave as much as possible

As these requests, **all approved**, were for existing residences, incorporating solar panels—even in a historic district—in **new construction** should be possible.

Given the loss of open space in this project and Arlington’s clean energy goals, solar would help ameliorate some of the project’s environmental impact.

At around 26:00 in response to a question about the Arlington Fossil Free Fuel pilot, the developer provided a vague answer about fuel selection for heating and cooling. Ms. Penzenik tried to argue against this carbon-reducing measure by asking “how do people think electricity is generated?” (26:15)

Given the development project’s range of requested waivers, requiring all electric would offset some of the impact. And with the amount of dirt moving that’s already planned, requiring ground-sourced heat pumps would be an effective environmental tradeoff if solar isn’t possible.

From: Olivier Aries

Sent: Tuesday, November 26, 2024 9:40 AM

To: Rachel Zsebery; Stephen Revilak; Kin Lau; Shaina Korman-Houston; Eugene Benson; Claire Ricker

Subject: For ARB 12/2 hearing - Environment impact of 149 Pleasant St.

Dear members of the ARB,

You will review the development plan at 149 Pleasant on December 2.

May I please suggest you consider the negative environmental impact of this project?

Some might believe that this project will be beneficial because the new apartments will use all-electrical appliances.

However this thinking is flawed for the following reasons:

1) the benefits of appliance transition are negligible in Massachusetts due to the mix of electricity sources.

2) the new building is designed to accommodate 6 cars vs. a single one in the old house - thereby generating 6x times more carbon dioxide emissions than before.

We all need to appreciate how much additional greenhouse gases (GHG) this will bring to Arlington.

According to the EPA, the average car emits 4.6 tons of carbon dioxide per year. So the new building at 149 Pleasant will bring to our town an extra $4.6 \times 5 = 23$ tons of carbon dioxide (51,000 pounds) to Arlington's air (your lungs and mine) every year.

A mature tree absorbs 10 to 48 pounds of carbon dioxide per year, let's say an average of 25 pounds.

So it would take planting $51,000 / 25 = 2,040$ new trees in Arlington to absorb the extra CO2 that 149 Pleasant will generate every year.

In addition, the developer wants to cut at least nearly all of the magnificent, mature, pine trees on the lot, which absorb some of Arlington's GHG.

These trees are critical:

- To maintain and protect our neighborhood's ecosystem
- To protect against air pollution and GHG
- To preserve Arlington's beautiful tree canopy.

Every city in the United States is taking steps to reduce their emissions to protect our health and our climate. Why would Arlington do the opposite?

You can make the right decision to protect the air that you and fellow Arlington citizens and their children will breathe in the years to come.

We urge you to require from the developer that:

- **The plan includes only room for three cars instead of six (which will also eliminate the need for two different and dangerous driveways on Pleasant St. and on Gray St.)**
- **He preserves all the large, mature pine trees that are critical for the local ecosystem and for absorbing carbon dioxide, except for the one closest to Pleasant at the corner of the building.**

Thank you for your consideration. I am a long-time citizen of Arlington and I am at your disposal for any further discussion.

Olivier Aries
145 Pleasant Street
Arlington

From: Don Seltzer

Sent: Friday, November 29, 2024 11:08

To: Rachel Zsembery; Kin Lau; Eugene Benson; Stephen Revilak; Shaina Korman-Houston

Cc: Claire Ricker; Disability Commission

Subject: Correspondence: Docket #3810 149 Pleasant St

Docket #3810

Comments on 149 Pleasant St accessibility

TO: Arlington Redevelopment Board

This proposed redevelopment of 149 Pleasant St is a new three family apartment building, subject to the accessibility requirements of 521 CMR. In the original design presented to the Historical Districts Commission nearly a year ago, all three dwelling units would have been required to be Group 1 accessible, due to the grading of the lot which created two 'Ground floors' under the definitions of 521 CMR. After verifying these requirements with the Mass Architectural Access Board, the architect drew up new plans which called for excavating the backyard by several feet, and effectively 'raising' two of the dwelling units above the new grade and making them exempt from accessibility requirements.

The basement unit is now the only one subject to 521 CMR. It is significantly smaller and inferior to the other two apartments, with a single bathroom compared to four. It lacks any laundry facilities, a severe deficiency for someone with limited mobility. Most of the unit is below grade. One of the two bedrooms has only a single window with a below grade northern exposure, looking out into a window well that qualifies as an emergency egress. The second bedroom is marginally better with a small window near the ceiling facing east toward Pleasant St. However, the landscaping plans show that window to be blocked by plantings of yews and hydrangeas.

The entire western exposure has no windows. The southern exposure has the only regular windows but they have no view, looking at the trash barrels, parking area, and a tall retaining wall.

In short, it is a dark, dismal basement apartment. It scores poorly on the 'Grandma' test: would you feel comfortable placing an elderly relative or friend in that apartment?

Looking at the exterior of the building, the applicant is asking for a waiver of the bylaw requiring Usable Open Space. This is regrettable for someone with mobility limitations, excluding them from enjoying the grounds of their home. The justification claimed for a waiver is that the lot is steeply sloped and it would not be feasible to provide any level open space. This is demonstrably false. Much of the front yard is clearly flat and would easily qualify as usable open space. In a few spots it might be necessary to do some very minor regrading, pushing around a little dirt to satisfy the 8% slope over three quarters of the space. In contrast, the applicant wishes to regrade the front yard into a large five foot high mound, eliminating possible access for the disabled occupant living

in the basement apartment. Adding further insult, this artificially added mound prevents full windows from being installed on the eastern exposure. The landscaping that sits on top of this mound will block any view from the small windows being proposed.

Many of my new senior neighbors enjoy our community garden, tending to their individual plots. The gardeners have a wide range of mobility, with many dependent on walkers and rollators to get around. Gardening is an outdoor activity in which all can participate. It would be an excellent use of usable open space in the sunny front yard of 149 Pleasant St. It would satisfy the EDR requirement for UOS, 'shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site'.

There are issues regarding the proposed parking and driveway. The issue with the parking is that the plans show a parking space that does not comply with 521 CMR. The code requires an access aisle of at least 5' width next to the vehicle. The area on the drawing appears to be only about 3' wide. Additionally, there must be an accessible route leading to the front door of at least 3' width. The latest drawings show no accessible path, with the parking space hard up against the building. In order to comply with 521 CMR, sections 10, 20, and 23, the lower parking area will need to be widened by as much as 5'.

The applicant is insistent on having a straight driveway with a turnaround section, rather than another option with a very gentle curvature. It is claimed that the gently curved driveway is somehow a safety problem for elderly people. I strongly disagree, and find that characterization of seniors to be insulting. Viewing the applicant's drawings of both options, it is clear that using the turnaround with the straight driveway option is not feasible, as it does not provide sufficient room to make a very tight 90 degree turn to enter Pleasant St. It would require a vehicle with an outer turning radius of under 12' to make that turn. There are no automobiles on the market that even come close to that number.

The second curved driveway option does provide ample space to make a gentler turn, easier for drivers of all ages.

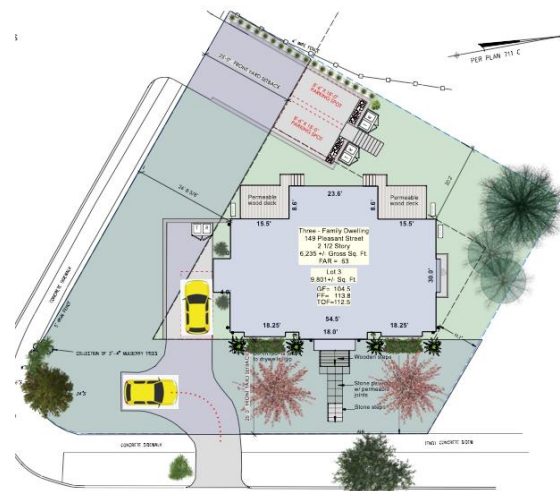
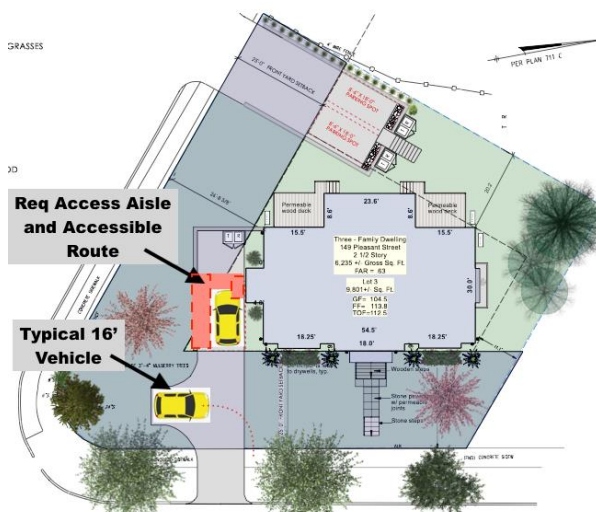
The other claim that emergency vehicles would not be able to access the driveway has no basis. But there is no need to speculate. Dimensioned drawings of both driveway options can be submitted to the fire chief for his review.

Suggestions for making 149 Pleasant St better suited for a limited mobility resident

1. Remove the proposed mound in the front. This will free up space on the front facade for two full windows, providing better natural lighting and ventilation for the accessible apartment.
2. Deny the request for a waiver of the Usable Open Space bylaw. Require that the front yard be kept flat for the use of the disabled tenant.
3. Require that the accessible parking space comply with state law regarding dimensions for the access aisle and the accessible route to the front door.
4. Choose the curved driveway option which is superior in vehicle access and is also better located for fulfilling the bylaw requirement of providing four public shade trees along the Pleasant St frontage.

Thank you for your consideration.

Don Seltzer



From: Ken Lubar
Sent: Monday, December 2, 2024 9:50 AM
To: Claire Ricker
Subject: Redevelopment board: 149 Pleasant Street

Ms. Claire Ricker

Redevelopment Board

Claire:

I will not be able to attend tonight's Redevelopment Board meeting discussing 149 Pleasant Street, but did want to add a comment regarding the curved driveway that would make the development look less commercial.

In the document named *149_Pleasant_St_Narrative_Addendum_11-20-2024.pdf* (see below), Ms. Penzenik makes the specious safety argument for the utilitarian straight driveway. If the "elderly or disabled" resident is unable to navigate a gently curved driveway at slower than a walking speed, they certainly should not be taking a two-ton automobile at 65 MPH on the highway – or even on Pleasant Street.

The hypothetical argument that "the fire department may not approve a curved driveway" should be substantiated by either a statement from the fire department or a specific reference in the building code. Curved driveways are not a unique architectural feature and are common throughout Arlington and elsewhere in Massachusetts. Moving vans, construction trucks and other vehicles all seem to be able to navigate curved driveways, so it would not be difficult to image that a senior van driver could do the same. Furthermore, a van is roughly the same length as a full-size SUV (the 2025 Cadillac Escalade is 17.6 feet, the same size as a 12-person Ford van).

In their eagerness to get the project approved, it appears that the developer is taking liberties with the facts.

Thanks,
Ken Lubar
33 Gray Street
Arlington, MA

Referenced document below:

The case to be made for a straight versus a curving driveway is one of safety. This driveway serves the lower floor living unit which is handicap accessible and is intended for people who are elderly or disabled. A straight driveway will be easier for them to negotiate than one with tight turning radii. The fire department may not approve a curved driveway if deemed an obstacle for their trucks and ambulances. A senior van may also have difficulty maneuvering on a curved driveway.

From: Don Seltzer

Sent: Sunday, December 1, 2024 10:27 AM

To: Rachel Zsembery; Kin Lau; Eugene Benson; Stephen Revilak; Shaina Korman-Houston

Cc: Claire Ricker

Subject: Correspondence: Docket #3821, 1513-1519 Massachusetts Ave

Docket #3821

Comments on 1513-1519 Massachusetts Ave accessibility

TO: Arlington Redevelopment Board

This proposed redevelopment of 1513-1519 Massachusetts Ave is a new mixed use building with five condominium dwelling units, all two bedroom, two bath. It is subject to the accessibility requirements of 521 CMR.

The ground floor apartment has been designed as Group 1 accessible. It has accessible routes to all of the common areas, including front entrance and mailboxes, the parking area, and the rear garden area.

There are two marked accessible parking spaces sharing a wide access aisle sufficient for a van. It appears that the parking area meets the 8' 2" vertical clearance requirement.

The Group 1 accessible unit is equivalent to the other four dwelling units in terms of area, number of bedrooms and baths, inclusion of a washer dryer, and other amenities.

This is not an inferior unit. It passes the 'Grandma' test and appears to be fully compliant with 521 CMR.

Although not required, it would be desirable to equip one of the two bathrooms with a walk-in shower.

Thank you for your consideration,

Don Seltzer

From: Don Seltzer
Sent: Monday, November 18, 2024 09:08
To: Michael Ciampa
Cc: Rachel Zsemlery; Kin Lau; Eugene Benson; Stephen Revilak; Shaina Korman-Houston; Jim Feeney; Michael Muehe
Subject: 1500 Mass Ave - Continued failure to comply with state law

To: Michael Ciampa, Director of Inspectional Services
Cc: Arlington Redevelopment Board, Town Manager, Boston Council on Independent Living

Mike,

Thank you for the response to PRR-2024-4127. I appreciate your providing the building card listing inspections done to date for 1500 Mass Ave.

However, I find it disappointing and disturbing to note what is missing from this public record.

1. No Stormwater Management analysis, plan, or permit
2. No permits, building plans, or inspections for the new work approved by the ARB on Sept 9, 2024.
3. The lack of plans, permits, and inspections for some of the work previously done.

Stormwater Management

Title V Article 15 of the town bylaws requires certain applications, permitting, and approvals related to Stormwater management. As best as I can determine, the applicant has failed to fulfill any of these obligations. The only action taken has been the applicant promising the ARB that permeable pavers would be used in the parking lot. This promise was made before the discovery that the ground below the parking lot is solid ledge.

Approvals for new work

On September 9 of this year, the ARB approved major changes to the original Special Permit, adding an additional dwelling unit and a new retaining wall. Work on these changes has proceeded for more than a month. But according to the response to this PRR, no permit has been applied for nor granted for these changes. No review by IS has been done for the structural, electrical, plumbing additions, nor the structural changes to the exterior walls. No building permit fees have been paid. And a new tall retaining wall has been constructed on the side of the building without any permit, engineering review, or even inspection of the footings.

Plans, permits, inspections for earlier work

A similar lack of regard for the proper permitting procedures is apparent in the sparse record provided in response to this PRR.

Major construction on this project began in the spring of 2022. Yet the building permit for this construction *was not issued until six months later*, December 16, 2022.

Google Earth photography establishes that the complete foundation wall was poured prior to June 13, 2022. Yet the first signed off inspection for approving the footings prior to pouring any concrete, is dated more than a month later, July 29, 2022. This was the same date for the inspection of the completed foundation.

And sometime after these dates, the applicant decided to add major retaining walls to stabilize the cliff in the rear. There are apparently no permits, plans, reviews, approvals, or fees associated with this work.

Compliance with State laws on Accessible Housing

My motivation for pursuing this unfortunate history is to call attention to the continued flagrant disregard of State laws on accessibility. Serious mistakes were made in the architectural design of this building and were compounded by the early discovery of significant ledge on the lot that made it difficult to proceed with the original plan. Without notifying the ARB, the builder altered the street level parking lot to one that was inaccessible.

The Massachusetts Architectural Access Board was extremely critical of the initial error in design, and suggested professional malpractice on the part of the architects. But multiple Arlington town departments share some of the responsibility for providing inaccurate opinions and approvals that encouraged the applicant to proceed.

That was an unfortunate mistake, but it has at least raised awareness of state law 521 CMR and the legal requirement of compliance for all new construction of housing with three dwelling units or more.

And yet, it appears the same mistake is occurring again.

Throughout October we have corresponded on the matter of sections 10.2 and 10.3 of 521 CMR, the requirement to provide the capability of accessible parking. 'Accessible Parking' is much more than just painting some cross striping on the pavement. The most important requirement is providing an accessible route from the parking lot to the entrance of the building.

Architect Monty French told the ARB that *"because of the size of this project, accessible parking is not required"*. He is wrong, as badly wrong as he was four years ago when he designed an inaccessible apartment building in apparent ignorance of state laws that were enacted nearly three decades ago.

As you acknowledged earlier this month, this project *"will be required to provide an accessible parking space if necessary to accommodate a tenant's needs."*

Director William Joyce of the state Architectural Access Board has made clear that this project *"must be capable of providing accessible parking to meet the needs of the dwelling unit occupants without structural change...[including] an accessible route from the parking to the unit entrances."*

From what I saw at the September ARB hearing, the builder has no intention of changing the 17% slope of the driveway which provides the only access to the parking lot and is more than twice the allowable slope. Nor will he accept the need for an elevator or single floor lift in the rear of the building to provide the required access.

This latest delay by the builder in submitting the new building and parking lot plans seems to be intended to postpone any decision by Inspectional Services to rule on the compliance with state laws on accessibility until the alterations are nearly completed and literally set in stone and concrete.

I urge you to be more proactive and resolve this serious problem now. The alternative is to repeat the unfortunate events of the last year with yet another hearing before the MAAB. It will be

embarrassing to the developer's architects as they will have to explain how they misrepresented to the ARB the limited waiver that MAAB had granted (521 CMR 10.1, for an accessible route to the rear yard usable open space, but no waiver for 10.2 and 10.3 for provision of accessible parking). It will be more embarrassing for the Town, as the MAAB will again rehash how Planning, ARB, and IS provided incorrect information four years ago to approve this project, and a continued lack of vigilance in enforcing compliance.

It is in no one's interest for this project to land back before the MAAB. And it is an injustice to the one in six Arlington residents who are 65 years or older and others with mobility limitations to continue to allow new multifamily housing that does not comply with long standing laws on accessibility.

I am passionate about this issue and will continue to call attention to failures to comply with the law.

Don Seltzer

